

Residential 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.
11-13-17-276-028	1150 SUMAC DR	05/19/23	\$322,500	WD	\$322,500	\$138,100	42.82	\$270,936	\$13,730	\$308,770	\$168,549	1.832
11-13-27-101-003	127 BEAUX RIVAGES DR	12/07/23	\$579,900	WD	\$579,900	\$271,000	46.73	\$543,470	\$40,108	\$539,792	\$329,857	1.636
11-13-33-276-013	235 MEADOW-WOOD DR	10/23/24	\$710,000	WD	\$710,000	\$256,600	36.14	\$526,011	\$26,988	\$683,012	\$327,014	2.089
11-13-33-277-001	295 MEADOW-WOOD DR	05/11/23	\$430,000	WD	\$430,000	\$167,600	38.98	\$339,044	\$40,664	\$389,336	\$195,531	1.991
11-13-33-277-001	295 MEADOW-WOOD DR	05/10/23	\$430,000	WD	\$430,000	\$167,600	38.98	\$339,044	\$40,664	\$389,336	\$195,531	1.991
11-13-33-277-004	210 STAG'S RUN	05/15/23	\$460,000	WD	\$460,000	\$233,400	50.74	\$474,121	\$17,888	\$442,112	\$298,973	1.479
11-13-33-277-018	127 STAG'S RUN	06/16/23	\$650,000	WD	\$650,000	\$430,900	66.29	\$883,886	\$26,417	\$623,583	\$561,906	1.110
11-13-33-277-026	196 ROYALVIEW RD	08/23/23	\$552,000	WD	\$552,000	\$237,700	43.06	\$491,884	\$27,855	\$524,145	\$304,082	1.724
11-13-33-277-028	144 ROYALVIEW RD	07/14/23	\$493,000	WD	\$418,000	\$214,400	51.29	\$438,496	\$25,557	\$392,443	\$270,602	1.450
11-13-33-400-023	290 HIGHLANDS PIKE	11/08/23	\$575,000	WD	\$575,000	\$175,300	30.49	\$356,990	\$50,163	\$524,837	\$201,066	2.610
11-13-33-426-001	226 WILD CHERRY LN	03/13/25	\$32,000	WD	\$32,000	\$9,200	28.75	\$323,928	\$17,680	\$14,320	\$200,687	0.071
11-13-33-426-013	75 WILD CHERRY LN	12/13/24	\$475,000	WD	\$475,000	\$222,700	46.88	\$452,233	\$21,336	\$453,664	\$282,370	1.607
11-13-33-426-033	164 HEMLOCK LN	06/24/24	\$490,000	WD	\$490,000	\$194,200	39.63	\$381,913	\$22,513	\$467,487	\$235,518	1.985
11-13-34-101-004	245 WINTER PARK DR	03/08/24	\$450,000	WD	\$450,000	\$194,600	43.24	\$396,478	\$19,387	\$430,613	\$247,111	1.743
11-13-34-101-008	337 WINTER PARK DR	12/11/24	\$615,000	WD	\$615,000	\$215,000	34.96	\$470,927	\$21,456	\$593,544	\$294,542	2.015
11-13-34-101-025	105 WINTER PARK DR	04/04/24	\$500,000	WD	\$500,000	\$211,900	42.38	\$417,291	\$42,190	\$457,810	\$245,807	1.862
11-13-34-102-017	137 FOUR SEASONS DR	06/21/24	\$430,000	WD	\$430,000	\$157,500	36.63	\$359,572	\$30,264	\$399,736	\$215,798	1.852
11-13-34-103-110	5113 MOUNTAIN WATCH DR	07/01/23	\$535,000	WD	\$535,000	\$318,100	59.46	\$648,984	\$28,340	\$506,660	\$406,713	1.246
11-13-34-126-020	406 SUN VALLEY DR	01/16/24	\$359,000	WD	\$359,000	\$120,800	33.65	\$238,613	\$14,318	\$344,682	\$146,982	2.345
11-13-34-128-006	346 SUN VALLEY DR	04/30/24	\$620,000	WD	\$620,000	\$186,200	30.03	\$481,309	\$12,217	\$607,783	\$307,400	1.977
11-13-34-177-003	5277 TYROL LN	02/02/24	\$367,089	WD	\$367,089	\$159,100	43.34	\$327,949	\$17,472	\$349,617	\$203,458	1.718
11-13-34-177-010	5341 TYROL LN	09/27/24	\$345,000	WD	\$345,000	\$173,700	50.35	\$354,808	\$20,191	\$324,809	\$219,277	1.481
Totals:			\$10,420,489		\$10,345,489	\$4,455,600		\$9,517,887		\$9,768,091	\$5,858,774	E.C.F. => 1.667

Site 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.
11-13-26-425-103	1935 CLUBHOUSE DR	04/25/25	\$350,000	WD	\$350,000	\$189,100	54.03	\$392,741	\$26,731	\$323,269	\$258,299	1.252
11-13-26-425-118	4725 DEER PARK CIR	01/31/25	\$700,000	WD	\$700,000	\$15,600	2.23	\$285,608	\$31,129	\$668,871	\$179,590	3.724
11-13-26-425-124	4596 DEER PARK CIR	03/18/25	\$774,000	WD	\$774,000	\$312,000	40.31	\$654,975	\$28,057	\$745,943	\$442,426	1.686
11-13-26-425-130	1726 STONEHEDGE CT	08/11/23	\$499,000	WD	\$499,000	\$305,900	61.30	\$624,554	\$30,582	\$468,418	\$419,176	1.117
11-13-28-135-106	4225 ARTHUR HILLS DR	05/03/23	\$790,000	WD	\$790,000	\$447,700	56.67	\$927,014	\$49,865	\$740,135	\$619,018	1.196
11-13-28-301-040	958 HEATHER DR	09/01/23	\$520,000	WD	\$520,000	\$232,500	44.71	\$473,128	\$23,660	\$496,340	\$317,197	1.565
11-13-35-101-128	1222 WALKABOUT LN	03/07/25	\$865,000	WD	\$865,000	\$545,700	63.09	\$1,132,165	\$21,353	\$843,647	\$783,918	1.076
Totals:			\$4,498,000		\$4,498,000	\$2,048,500		\$4,490,185		\$4,286,623	\$3,019,625	E.C.F. => 1.420

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	\$193,900	40.40	\$429,017	\$82,300	\$397,600	\$221,970	1.791
11-13-34-352-112	5841 S PLEASANTVIEW RD	10/31/24	\$539,900	WD	\$539,900	\$193,900	35.91	\$429,017	\$82,300	\$457,600	\$221,970	2.062
11-13-34-352-115	5841 S PLEASANTVIEW RD	06/28/23	\$290,567	WD	\$290,567	\$223,900	77.06	\$490,154	\$82,300	\$208,267	\$261,110	0.798
11-13-34-353-110	5901 S PLEASANTVIEW RD	04/13/22	\$250,000	WD	\$250,000	\$121,700	48.68	\$276,795	\$84,792	\$165,208	\$122,921	1.344
11-13-34-353-110	5901 S PLEASANTVIEW RD	11/10/22	\$335,000	WD	\$335,000	\$121,700	36.33	\$276,795	\$84,792	\$250,208	\$122,921	2.036
Totals:			\$1,895,367		\$1,895,367	\$855,100		\$1,901,778		\$1,478,883	\$950,892	E.C.F. => 1.555

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.
11-13-33-303-131	5620 HIGHLANDS DR	08/15/23	\$253,800	WD	\$253,800	\$115,300	45.43	\$240,383	\$6,600	\$247,200	\$138,579	1.784
11-13-33-303-142	5620 HIGHLANDS DR	01/31/25	\$170,000	WD	\$170,000	\$83,100	48.88	\$174,349	\$6,600	\$163,400	\$99,436	1.643
11-13-33-303-146	5620 HIGHLANDS DR	08/14/24	\$178,000	WD	\$178,000	\$84,200	47.30	\$176,437	\$6,600	\$171,400	\$100,674	1.703
11-13-33-303-163	5620 HIGHLANDS DR	02/14/25	\$195,000	WD	\$195,000	\$84,200	43.18	\$176,437	\$6,600	\$188,400	\$100,674	1.871
11-13-33-303-175	5620 HIGHLANDS DR	05/16/25	\$270,000	WD	\$270,000	\$128,300	47.52	\$267,194	\$6,600	\$263,400	\$154,472	1.705
Totals:			\$1,066,800		\$1,066,800	\$495,100		\$1,034,800		\$1,033,800	\$593,835	1.741
											E.C.F. =>	1.741

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	\$246,900	42.57	\$527,014	\$86,385	\$493,615	\$364,156	1.356
11-13-28-133-119	4044 PINEHURST LN	09/24/24	\$575,000	WD	\$575,000	\$244,300	42.49	\$519,673	\$78,900	\$496,100	\$364,275	1.362
11-13-28-133-121	4056 PINEHURST LN	04/25/24	\$530,000	WD	\$530,000	\$244,300	46.09	\$519,673	\$78,900	\$451,100	\$364,275	1.238
11-13-28-133-140	4270 PINEHURST LN	12/06/23	\$507,500	WD	\$507,500	\$244,300	48.14	\$519,673	\$78,900	\$428,600	\$364,275	1.177
11-13-28-302-104	4722 CAMELOT DR	08/26/24	\$450,000	WD	\$450,000	\$192,200	42.71	\$416,163	\$78,900	\$371,100	\$278,730	1.331
11-13-28-302-122	4690 CAMELOT DR	08/18/23	\$434,500	WD	\$434,500	\$174,600	40.18	\$379,189	\$78,900	\$355,600	\$248,173	1.433
11-13-32-230-122	5165 ALPINE OVERPASS	04/04/23	\$370,000	WD	\$370,000	\$160,200	43.30	\$349,902	\$78,900	\$291,100	\$223,969	1.300
11-13-32-230-138	1150 ALPINE VILLAGE DR	11/22/24	\$430,000	WD	\$430,000	\$179,900	41.84	\$390,068	\$78,900	\$351,100	\$257,164	1.365
11-13-32-230-143	1113 NORTH PEAK PASS DR	04/21/23	\$520,000	WD	\$520,000	\$236,600	45.50	\$510,140	\$78,900	\$441,100	\$356,397	1.238
11-13-33-121-103	5152 GREYSTONE CT	09/18/23	\$625,000	WD	\$625,000	\$326,800	52.29	\$689,062	\$78,900	\$546,100	\$504,266	1.083
11-13-33-121-111	5227 GREYSTONE CT	05/14/24	\$765,000	WD	\$765,000	\$328,200	42.90	\$691,876	\$81,714	\$683,286	\$504,266	1.355
Totals:			\$5,787,000		\$5,787,000	\$2,578,300		\$5,512,433		\$4,908,801	\$3,829,946	1.282
											E.C.F. =>	1.282

TC_5S_AH 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.
11-13-21-475-103	96 TWO PINES DR	01/24/24	\$465,000	WD	\$465,000	\$196,300	42.22	\$422,154	\$52,000	\$413,000	\$193,393	2.136
11-13-21-475-105	3882 PARKSIDE WAY	11/27/24	\$319,000	WD	\$319,000	\$168,100	52.70	\$362,328	\$52,000	\$267,000	\$162,136	1.647
11-13-21-475-109	48 TWO PINES DR	08/01/23	\$450,000	WD	\$450,000	\$212,300	47.18	\$453,096	\$52,000	\$398,000	\$209,559	1.899
11-13-21-475-110	46 TWO PINES DR	09/05/23	\$502,000	WD	\$502,000	\$214,800	42.79	\$458,170	\$52,000	\$450,000	\$212,210	2.121
11-13-21-475-115	3864 PARKSIDE WAY	10/19/23	\$300,000	WD	\$300,000	\$168,100	56.03	\$362,407	\$52,000	\$248,000	\$162,177	1.529
11-13-21-475-115	3864 PARKSIDE WAY	05/28/24	\$315,000	WD	\$315,000	\$168,100	53.37	\$362,407	\$52,000	\$263,000	\$162,177	1.622
11-13-22-352-106	3955 S PLEASANTVIEW RD	04/24/25	\$435,000	WD	\$435,000	\$147,400	33.89	\$318,471	\$52,000	\$383,000	\$139,222	2.751
11-13-27-301-110	4749 S PLEASANTVIEW RD	09/17/24	\$365,000	WD	\$365,000	\$169,400	46.41	\$363,435	\$52,000	\$313,000	\$162,714	1.924
11-13-27-301-114	4749 S PLEASANTVIEW RD	05/25/23	\$339,900	WD	\$339,900	\$190,800	56.13	\$407,742	\$52,000	\$287,900	\$185,863	1.549
11-13-27-301-121	4749 S PLEASANTVIEW RD	02/28/25	\$317,000	WD	\$317,000	\$123,000	38.80	\$267,610	\$52,000	\$265,000	\$112,649	2.352
11-13-27-301-124	4749 S PLEASANTVIEW RD	10/05/23	\$320,000	WD	\$320,000	\$169,400	52.94	\$363,435	\$52,000	\$268,000	\$162,714	1.647
11-13-27-301-126	4749 S PLEASANTVIEW RD	04/11/25	\$379,900	WD	\$379,900	\$169,400	44.59	\$363,435	\$52,000	\$327,900	\$162,714	2.015
11-13-27-301-128	4749 S PLEASANTVIEW RD	08/13/24	\$419,000	WD	\$419,000	\$190,800	45.54	\$407,742	\$52,000	\$367,000	\$185,863	1.975
11-13-27-301-132	4749 S PLEASANTVIEW RD	10/09/24	\$380,000	WD	\$380,000	\$169,400	44.58	\$363,435	\$52,000	\$328,000	\$162,714	2.016
11-13-27-301-134	4749 S PLEASANTVIEW RD	04/26/24	\$409,000	WD	\$409,000	\$190,800	46.65	\$407,742	\$52,000	\$357,000	\$185,863	1.921
11-13-27-301-154	4749 S PLEASANTVIEW RD	07/11/24	\$390,500	WD	\$390,500	\$159,600	40.87	\$343,211	\$52,000	\$338,500	\$152,148	2.225
11-13-27-301-155	4749 S PLEASANTVIEW RD	04/14/23	\$217,400	WD	\$217,400	\$93,900	43.19	\$209,103	\$52,000	\$165,400	\$82,081	2.015
11-13-27-301-157	4749 S PLEASANTVIEW RD	05/10/24	\$292,000	WD	\$292,000	\$133,500	45.72	\$288,750	\$52,000	\$240,000	\$123,694	1.940
11-13-27-301-158	4749 S PLEASANTVIEW RD	12/14/23	\$395,000	WD	\$395,000	\$190,800	48.30	\$407,742	\$52,000	\$343,000	\$185,863	1.845
11-13-27-301-160	4749 S PLEASANTVIEW RD	01/19/24	\$419,000	WD	\$419,000	\$190,800	45.54	\$407,742	\$52,000	\$367,000	\$185,863	1.975
11-13-27-301-163	4749 S PLEASANTVIEW RD	09/18/23	\$220,000	WD	\$220,000	\$93,900	42.68	\$209,103	\$52,000	\$168,000	\$82,081	2.047
11-13-27-301-166	4749 S PLEASANTVIEW RD	09/19/24	\$410,000	WD	\$410,000	\$190,800	46.54	\$407,742	\$52,000	\$358,000	\$185,863	1.926
11-13-27-301-167	4749 S PLEASANTVIEW RD	02/09/24	\$400,000	WD	\$400,000	\$190,800	47.70	\$407,742	\$52,000	\$348,000	\$185,863	1.872

11-13-27-301-186	4749 S PLEASANTVIEW RD	12/15/23	\$282,000	WD	\$282,000	\$133,500	47.34	\$288,750	\$52,000	\$230,000	\$123,694	1.859
11-13-27-301-188	4749 S PLEASANTVIEW RD	06/25/24	\$420,000	WD	\$420,000	\$190,800	45.43	\$407,742	\$52,000	\$368,000	\$185,863	1.980
11-13-27-301-200	4749 S PLEASANTVIEW RD	07/27/23	\$277,900	WD	\$277,900	\$133,500	48.04	\$288,750	\$52,000	\$225,900	\$123,694	1.826
11-13-27-301-203	4749 S PLEASANTVIEW RD	05/05/25	\$301,000	WD	\$301,000	\$133,500	44.35	\$288,750	\$52,000	\$249,000	\$123,694	2.013
11-13-27-301-206	4749 S PLEASANTVIEW RD	06/09/23	\$380,000	WD	\$380,000	\$169,400	44.58	\$363,435	\$52,000	\$328,000	\$162,714	2.016
11-13-27-301-237	4749 S PLEASANTVIEW RD	07/14/23	\$399,900	WD	\$399,900	\$190,800	47.71	\$407,742	\$52,000	\$347,900	\$185,863	1.872
11-13-27-301-239	4749 S PLEASANTVIEW RD	07/28/23	\$379,900	WD	\$379,900	\$169,400	44.59	\$363,435	\$52,000	\$327,900	\$162,714	2.015
11-13-27-301-241	4749 S PLEASANTVIEW RD	04/10/24	\$361,500	WD	\$361,500	\$169,400	46.86	\$363,435	\$52,000	\$309,500	\$162,714	1.902
11-13-27-301-248	4749 S PLEASANTVIEW RD	01/30/24	\$380,000	WD	\$380,000	\$169,400	44.58	\$363,435	\$52,000	\$328,000	\$162,714	2.016
Totals:			\$11,641,900		\$11,641,900	\$5,351,900		\$11,500,218		\$9,977,900	\$5,139,090	1.942
E.C.F. =>												

Multi Jurisdiction Commercial

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.
03-06-15-201-001	6492 PARADISE TR	09/23/25	\$575,000	LC	\$575,000	\$250,500	43.57	\$493,601	\$128,247	\$446,753	\$407,307	1.097
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
001-023-000-250-00	3295 CO RD 491	10/29/24	\$260,000	CD	\$260,000	\$112,600	43.31	\$230,191	\$165,701	\$94,299	\$87,503	1.078
001-026-000-150-11	2783 S CO RD 489	07/28/23	\$277,000	WD	\$277,000	\$121,700	43.94	\$254,402	\$69,846	\$207,154	\$219,448	0.944
001-026-000-160-00	5021 CO RD 612	07/10/23	\$800,000	WD	\$800,000	\$179,100	22.39	\$400,199	\$107,066	\$692,934	\$397,738	1.742
001-027-000-010-01	4909 SALLING AVE (CR 612)	07/31/24	\$700,000	WD	\$700,000	\$326,200	46.60	\$721,551	\$262,711	\$437,289	\$622,578	0.702
001-027-000-110-01	2800 S CO RD 489	03/31/25	\$250,000	WD	\$250,000	\$155,800	62.32	\$275,977	\$134,097	\$115,903	\$192,510	0.602
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	\$94,575	\$64,320	\$20,680	\$41,052	0.504
001-623-000-001-00	4012 SALLING AVE (CR 612)	11/30/24	\$182,500	LC	\$182,500	\$92,500	50.68	\$182,361	\$66,732	\$115,768	\$137,490	0.842
001-628-000-012-00	3020 KNEELAND ST	12/05/24	\$75,000	WD	\$75,000	\$49,900	66.53	\$100,070	\$32,160	\$42,840	\$80,749	0.531
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
001-631-000-012-00	4556 SALLING AVE (CR 612)	04/26/24	\$90,000	WD	\$90,000	\$102,600	114.00	\$132,582	\$11,288	\$78,712	\$140,497	0.560
001-636-000-004-00	2961 MANTZ	12/01/23	\$70,000	WD	\$70,000	\$29,400	42.00	\$61,423	\$3,300	\$66,700	\$69,112	0.965
001-637-000-001-00	2935 JENSON ST	10/19/23	\$300,000	WD	\$300,000	\$85,400	28.47	\$272,495	\$67,400	\$232,600	\$278,284	0.836
001-638-000-002-01	2947 KNEELAND ST	10/11/24	\$74,250	WD	\$74,250	\$38,500	51.85	\$76,768	\$10,720	\$63,530	\$89,617	0.709
001-642-000-007-01	4155 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$69,100	69.10	\$135,403	\$32,160	\$67,840	\$140,085	0.484
001-642-000-008-01	4165 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$82,100	82.10	\$173,355	\$43,296	\$56,704	\$176,471	0.321
014-026-012-20	7640 FAIR RD (PVT)	03/24/25	\$262,500	MLC	\$262,500	\$84,500	32.19	\$169,050	\$57,636	\$204,864	\$179,411	1.142
014-035-008-30	7474 ROGERS RD	08/04/22	\$129,800	WD	\$129,800	\$81,200	62.56	\$162,471	\$41,650	\$88,150	\$120,821	0.730
Totals:			\$6,080,950		\$6,080,950	\$2,697,900		\$5,589,393		\$4,328,554	\$5,085,367	0.851
E.C.F. =>												