

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.

Twin Lakes Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-028-000-500-01	LAURA DR	05/18/21	\$155,000	WD	\$155,000	\$115,700	74.65	\$215,964	\$155,000	\$215,964	154.3	0.0	\$1,005
001-425-000-002-00	LAURA DR	09/25/20	\$105,000	WD	\$105,000	\$20,700	19.71	\$41,400	\$105,000	\$41,400	90.0	144.0	\$1,167
001-435-000-010-00		06/16/21	\$225,000	WD	\$225,000	\$75,000	33.33	\$140,000	\$225,000	\$140,000	100.0	1045.0	\$2,250
001-435-000-010-00		08/06/21	\$280,000	LC	\$280,000	\$75,000	26.79	\$140,000	\$280,000	\$140,000	100.0	1045.0	\$2,800
Totals:			\$765,000		\$765,000	\$286,400		\$537,364	\$765,000	\$537,364	444.3		
											Average per FF=>		\$1,722

Twin Lakes Canals Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-160-000-058-01	2650 KRISTEN DR	08/19/21	\$265,000	WD	\$265,000	\$101,000	38.11	\$270,756	\$15,764	\$21,520	40.0	0.0	\$394
001-200-000-012-00	4708 GRANT DR	12/04/20	\$150,000	WD	\$150,000	\$78,700	52.47	\$147,318	\$56,482	\$53,800	100.0	284.0	\$565
001-200-000-014-00	4670 GRANT DR	10/15/21	\$275,000	WD	\$275,000	\$92,300	33.56	\$257,965	\$70,835	\$53,800	100.0	259.0	\$708
001-220-000-034-00	3280 CHANNEL DR	08/27/21	\$265,000	WD	\$265,000	\$100,800	38.04	\$279,316	\$50,244	\$64,560	120.0	164.0	\$419
001-550-000-032-00	2695 MARION ST	12/23/20	\$325,000	WD	\$325,000	\$129,900	39.97	\$357,258	\$65,658	\$97,916	182.0	188.0	\$361
Totals:			\$1,280,000		\$1,280,000	\$502,700		\$1,312,613	\$258,983	\$291,596	542.0		
Average per FF=>											\$478		

Wolf Lakes Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Total Acres	Dollars/FF
001-025-000-240-00	2410 FOX DR	06/25/21	\$40,000	WD	\$40,000	\$15,700	39.25	\$4,066	\$40,000	\$4,066	40.7	8.40	\$984
001-035-000-006-00	5996 BIG WOLF LAKE RD	08/10/20	\$130,000	WD	\$130,000	\$65,600	50.46	\$129,741	\$10,359	\$10,100	101.0	1.07	\$103
001-525-000-039-00	5085 BRIAR CLIFF DR	12/11/20	\$249,900	WD	\$249,900	\$96,600	38.66	\$247,427	\$12,083	\$9,610	96.1	0.52	\$126
001-530-000-008-00	1281 WOODLAND DR	09/03/20	\$191,000	WD	\$191,000	\$88,300	46.23	\$180,891	\$22,709	\$12,600	126.0	1.03	\$180
Totals:			\$610,900		\$610,900	\$266,200		\$562,125	\$85,151	\$36,376	363.8	11.02	
Average per FF=>											\$234		

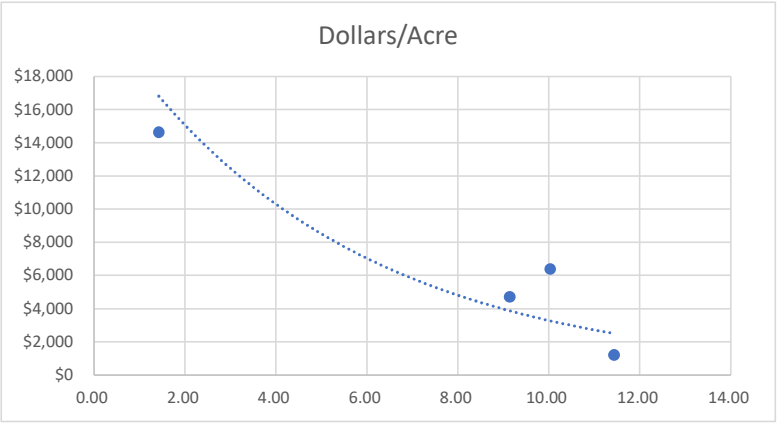
Avery Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Dollars/FF
001-103-000-280-00	6711 ISLAND DR	11/12/20	\$312,000	WD	\$312,000	\$95,000	30.45	\$285,678	\$70,772	\$44,450	127.0	\$557
001-170-000-012-00	10565 SKYLINE DR	12/30/20	\$450,000	WD	\$450,000	\$166,700	37.04	\$446,456	\$38,544	\$35,000	100.0	\$385
001-180-000-020-00	10544 SUNSET DR	07/01/21	\$280,000	WD	\$280,000	\$71,300	25.46	\$250,080	\$56,170	\$26,250	75.0	\$749
Totals:			\$1,042,000		\$1,042,000	\$333,000		\$982,214	\$165,486	\$105,700	302.0	
											Average per FF=>	\$548

Waterfront Acreage Land Analysis

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
001-018-000-040-08	4264 KIRKLAND DR	10/14/22	\$350,000	WD	\$350,000	\$148,200	42.34	\$375,644	\$20,820	\$4,846	1.42	1.42	\$14,631
Totals:			\$350,000		\$350,000	\$148,200		\$375,644	\$20,820	\$4,846	1.42	1.42	
Average per Net Acre=>												14,631.06	

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
001-019-000-050-04	3880 N MARION ST	06/21/22	\$350,000	WD	\$350,000	\$116,000	33.14	\$325,937	\$43,047	\$18,984	9.14	9.14	\$4,712
001-019-000-050-02	3730 N MARION ST	05/06/22	\$358,000	WD	\$358,000	\$120,400	33.63	\$315,029	\$63,989	\$21,018	10.03	10.03	\$6,380
001-019-000-050-13	3800 N MARION ST	04/15/20	\$247,500	WD	\$247,500	\$143,100	57.82	\$324,233	\$13,848	\$21,859	11.43	11.43	\$1,211
Totals:			\$955,500		\$955,500	\$379,500		\$965,199	\$120,884	\$61,861	30.60	30.60	
Average per Net Acre=>												3,950.84	



Acres	Value
1.00	\$15,000
1.50	\$20,800
2.00	\$25,000
2.50	\$27,000
3.00	\$30,000
4.00	\$31,500
5.00	\$32,500
7.00	\$37,500
10.00	\$39,500
15.00	\$42,500
20.00	\$45,000
25.00	\$50,000
30.00	\$60,000
40.00	\$80,000
50.00	\$100,000
100.00	\$200,000

Residential Subdivisions Top Tier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
001-180-000-008-00		11/11/20	\$7,000	WD	\$7,000	\$3,900	55.71	\$8,940	\$7,000	\$8,940	60.0	129.2	0.18	0.18	\$117
001-306-000-004-00		12/16/20	\$14,900	WD	\$14,900	\$4,900	32.89	\$11,175	\$14,900	\$11,175	75.0	150.0	0.26	0.26	\$199
001-525-000-008-00	TIMBER LN	09/30/21	\$10,000	WD	\$10,000	\$12,600	126.00	\$27,400	\$10,000	\$27,400	200.0	585.0	1.34	0.46	\$50
001-525-000-032-00		01/22/21	\$8,000	WD	\$8,000	\$8,900	111.25	\$20,343	\$8,000	\$20,343	136.5	139.0	0.44	0.44	\$59
001-535-000-040-00		08/06/20	\$50,000	WD	\$50,000	\$11,500	23.00	\$22,050	\$50,000	\$22,050	176.4	412.5	0.80	0.33	\$283
Totals:			\$89,900		\$89,900	\$41,800		\$89,908	\$89,900	\$89,908	647.9		3.02	1.66	
Average per FF=>											\$139				

Residential Subdivisions Avg Tier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
001-190-000-023-00		05/21/21	\$4,000	WD	\$4,000	\$3,400	85.00	\$6,370	\$4,000	\$6,370	130.0	250.0	0.75	0.75	\$31
001-190-000-025-00		09/18/20	\$15,000	WD	\$15,000	\$6,200	41.33	\$12,688	\$15,000	\$12,688	244.0	646.0	1.81	0.99	\$61
001-220-000-028-00		04/22/21	\$14,000	WD	\$14,000	\$2,200	15.71	\$4,116	\$14,000	\$4,116	84.0	100.0	0.19	0.19	\$167
001-230-000-005-00		05/27/21	\$22,000	WD	\$22,000	\$2,300	10.45	\$4,263	\$22,000	\$4,263	87.0	170.0	0.34	0.34	\$253
001-230-000-006-00		11/22/21	\$25,000	WD	\$25,000	\$2,600	10.40	\$4,900	\$25,000	\$4,900	100.0	400.0	0.92	0.92	\$250
001-230-000-023-00		06/07/21	\$18,900	WD	\$18,900	\$2,600	13.76	\$4,900	\$18,900	\$4,900	100.0	178.0	0.41	0.41	\$189
001-250-000-069-00		12/08/21	\$6,000	MLC	\$6,000	\$2,600	43.33	\$4,900	\$6,000	\$4,900	100.0	400.0	0.92	0.92	\$60
001-250-000-101-00	BIG ANTLER RD	10/15/21	\$5,000	WD	\$5,000	\$2,600	52.00	\$4,900	\$5,000	\$4,900	100.0	400.0	0.92	0.92	\$50
001-270-000-004-00		05/17/21	\$45,000	WD	\$45,000	\$10,400	23.11	\$20,800	\$45,000	\$20,800	400.0	800.0	1.84	0.46	\$113
001-312-000-001-01		08/23/21	\$8,500	WD	\$8,500	\$3,300	38.82	\$6,125	\$8,500	\$6,125	125.0	150.0	0.43	0.43	\$68
001-312-000-002-00		10/19/20	\$7,500	WD	\$7,500	\$7,300	97.33	\$5,537	\$7,500	\$5,537	113.0	205.0	0.53	0.53	\$66
001-330-000-032-00		11/15/21	\$16,000	WD	\$16,000	\$2,600	16.25	\$4,900	\$16,000	\$4,900	100.0	500.0	1.15	1.15	\$160
001-330-000-044-00		04/09/21	\$6,900	WD	\$6,900	\$2,600	37.68	\$4,900	\$6,900	\$4,900	100.0	350.0	0.80	0.80	\$69
001-330-000-057-00	MARY ANNE DR	01/15/21	\$13,000	WD	\$13,000	\$7,500	57.69	\$15,300	\$13,000	\$15,300	300.0	1050.0	2.41	0.80	\$43
001-330-000-100-01	2390 BIG BUCK DR	07/20/21	\$10,900	WD	\$10,900	\$5,400	49.54	\$10,712	\$10,900	\$10,712	206.0	536.0	1.27	0.65	\$53
001-330-000-151-00	BIG BUCK DR	11/24/21	\$6,300	WD	\$6,300	\$2,600	41.27	\$4,900	\$6,300	\$4,900	100.0	250.0	0.57	0.57	\$63
001-340-000-016-00		03/12/21	\$4,250	WD	\$4,250	\$2,500	58.82	\$4,900	\$4,250	\$4,900	100.0	200.0	0.46	0.46	\$43
001-340-000-033-00		02/10/21	\$5,000	WD	\$5,000	\$2,500	50.00	\$4,900	\$5,000	\$4,900	100.0	200.0	0.46	0.46	\$50
001-340-000-034-00		11/16/21	\$5,500	WD	\$5,500	\$2,600	47.27	\$4,900	\$5,500	\$4,900	100.0	200.0	0.46	0.46	\$55
001-340-000-048-00		05/20/21	\$4,000	WD	\$4,000	\$2,600	65.00	\$4,900	\$4,000	\$4,900	100.0	200.0	0.46	0.46	\$40
001-340-000-056-00	PLEASANT VIEW	11/30/20	\$6,000	WD	\$6,000	\$4,300	71.67	\$8,661	\$6,000	\$8,661	173.2	381.0	0.76	0.31	\$35
001-350-000-037-00	SHERIDAN RD	08/19/20	\$4,500	WD	\$4,500	\$2,500	55.56	\$4,900	\$4,500	\$4,900	100.0	346.0	0.79	0.79	\$45
001-425-000-026-00		12/11/20	\$9,000	WD	\$9,000	\$5,000	55.56	\$10,000	\$9,000	\$10,000	200.0	300.0	0.69	0.34	\$45
001-425-000-044-00	3536 COBB RD	11/24/20	\$4,000	WD	\$4,000	\$2,500	62.50	\$4,900	\$4,000	\$4,900	100.0	150.0	0.34	0.34	\$40
001-455-000-001-00	MARY CT	02/11/22	\$24,000	WD	\$24,000	\$20,600	85.83	\$38,558	\$24,000	\$38,558	786.9	925.1	2.77	0.57	\$30
001-460-000-062-00		07/22/21	\$7,000	WD	\$7,000	\$2,600	37.14	\$4,900	\$7,000	\$4,900	100.0	217.0	0.50	0.50	\$70
001-482-000-011-01		04/30/20	\$6,500	WD	\$6,500	\$21,800	335.38	\$43,484	\$6,500	\$43,484	869.7	170.0	2.04	0.00	\$7
001-483-000-001-00		04/30/20	\$6,500	WD	\$6,500	\$21,800	335.38	\$43,484	\$6,500	\$43,484	869.7	170.0	2.04	2.04	\$7
001-517-000-004-01	MAPLEWOOD CT	09/25/20	\$8,500	WD	\$8,500	\$4,100	48.24	\$8,036	\$8,500	\$8,036	164.0	199.0	0.75	0.75	\$52
001-518-000-003-00		12/30/21	\$3,250	WD	\$3,250	\$2,000	61.54	\$3,675	\$3,250	\$3,675	75.0	99.0	0.17	0.17	\$43
001-520-000-006-00	KNEELAND ST	08/23/21	\$13,500	WD	\$13,500	\$6,100	45.19	\$11,466	\$13,500	\$11,466	234.0	142.0	0.76	0.76	\$58
001-565-000-052-00		03/26/21	\$4,000	WD	\$4,000	\$2,500	62.50	\$4,900	\$4,000	\$4,900	100.0	294.0	0.68	0.68	\$40
001-565-000-128-00		09/03/20	\$6,500	WD	\$6,500	\$5,500	84.62	\$10,707	\$6,500	\$10,707	218.5	0.0	0.00	0.00	\$30
001-565-000-128-00		02/07/22	\$11,000	WD	\$11,000	\$5,700	51.82	\$10,707	\$11,000	\$10,707	218.5	0.0	0.00	0.00	\$50
001-617-000-011-00	3112 KNEELAND ST	05/10/21	\$5,000	WD	\$5,000	\$3,100	62.00	\$5,880	\$5,000	\$5,880	120.0	120.0	0.33	0.33	\$42
Totals:			\$362,000		\$362,000	\$186,500		\$354,069	\$362,000	\$354,069	7,118.4		29.71	20.26	
Average per FF=>											\$51				

Residential_Rural Acreage Analysis

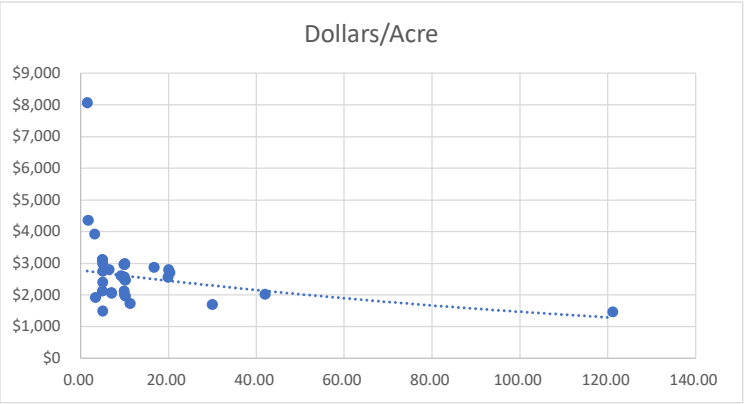
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-103-000-050-00		11/19/20	\$12,000	WD	\$12,000	\$2,000	16.67	\$4,015	\$12,000	\$4,015	1.49	0.74	\$8,070
001-025-000-240-07	FOX DR	09/18/20	\$7,500	WD	\$7,500	\$2,300	30.67	\$5,176	\$7,500	\$5,176	1.72	1.72	\$4,360
		Totals:	\$19,500		\$19,500	\$4,300		\$9,191	\$19,500	\$9,191	3.21	2.46	
											Average		
											per Net Acre=>	6,080.45	

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
001-007-000-140-11	1100 ROLLING HILLS TRAIL	10/08/20	\$12,500	WD	\$12,500	\$4,300	34.40	\$8,613	\$12,500	\$8,613	3.19	3.19	\$3,918
001-003-000-010-00		08/14/20	\$6,500	WD	\$6,500	\$4,600	70.77	\$9,126	\$6,500	\$9,126	3.38	3.38	\$1,923
		Totals:	\$19,000		\$19,000	\$8,900		\$17,739	\$19,000	\$17,739	6.57	6.57	
											Average		
											per Net Acre=>	2,891.93	

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
001-021-000-020-02	CLINTON DR	09/29/20	\$10,500	WD	\$10,500	\$3,400	32.38	\$11,929	\$10,500	\$11,929	4.94	4.94	\$2,125
001-015-000-010-05		01/07/22	\$15,500	WD	\$15,500	\$6,000	38.71	\$11,976	\$15,500	\$11,976	4.98	4.98	\$3,112
001-015-000-010-09		06/25/21	\$15,500	WD	\$15,500	\$6,000	38.71	\$11,976	\$15,500	\$11,976	4.98	4.98	\$3,112
001-015-000-010-10		10/14/20	\$15,500	WD	\$15,500	\$3,300	21.29	\$11,976	\$15,500	\$11,976	4.98	4.98	\$3,112
001-024-000-430-01		09/24/21	\$13,750	WD	\$13,750	\$6,000	43.64	\$12,000	\$13,750	\$12,000	5.00	5.00	\$2,750
001-026-000-080-00	CO RD 612	05/27/20	\$12,000	QC	\$12,000	\$3,300	27.50	\$12,000	\$12,000	\$12,000	5.00	5.00	\$2,400
001-023-000-156-04		09/04/20	\$7,500	WD	\$7,500	\$3,300	44.00	\$12,020	\$7,500	\$12,020	5.02	5.02	\$1,494
001-023-000-156-04		01/10/22	\$15,000	WD	\$15,000	\$6,000	40.00	\$12,020	\$15,000	\$12,020	5.02	5.02	\$2,988
		Totals:	\$105,250		\$105,250	\$37,300		\$95,897	\$105,250	\$95,897	39.92	39.92	
											Average per Net Acre=>	2,636.46	

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
001-033-000-915-12	FLEMING RD	03/01/21	\$18,172	WD	\$18,172	\$4,200	23.11	\$13,490	\$18,172	\$13,490	6.49	6.49	\$2,800
001-034-000-240-00		01/28/21	\$14,500	WD	\$14,500	\$4,600	31.72	\$14,000	\$14,500	\$14,000	7.00	7.00	\$2,071
001-016-000-340-02	WINDING RD	06/11/21	\$14,500	WD	\$14,500	\$7,100	48.97	\$14,187	\$14,500	\$14,187	7.08	7.08	\$2,048
Totals:			\$47,172		\$47,172	\$15,900		\$41,677	\$47,172	\$41,677	20.57	20.57	
											Average		
											per Net Acre=>	2,293.24	

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
001-016-000-060-00		10/23/20	\$177,000	WD	\$177,000	\$87,800	49.60	\$146,310	\$177,000	\$146,310	121.11	80.00	\$1,461
Totals:			\$177,000		\$177,000	\$87,800		\$146,310	\$177,000	\$146,310	121.11	80.00	
Average per Net Acre=>												1,461.48	



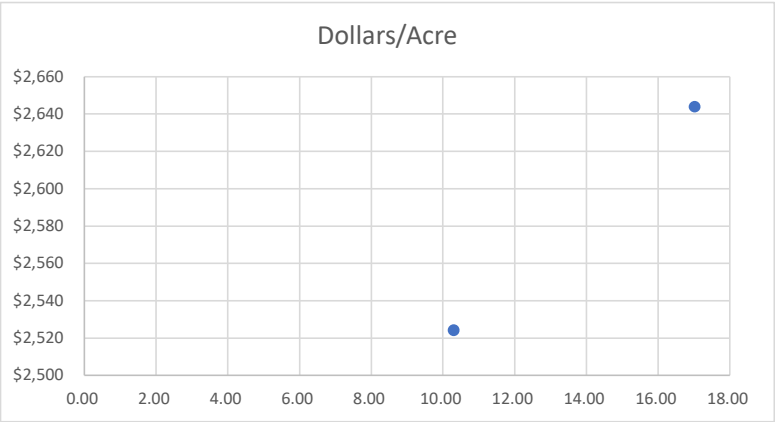
Acres	Value
1.00	\$4,000
1.50	\$5,000
2.00	\$5,400
2.50	\$6,388
3.00	\$8,100
4.00	\$10,800
5.00	\$12,000
7.00	\$14,000
10.00	\$21,000
15.00	\$24,000
20.00	\$35,000
25.00	\$43,750
30.00	\$48,000
40.00	\$58,000
50.00	\$68,000
100.00	\$100,000

Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-027-000-010-02	4965 SALLING AVE (CR 612)	06/07/21	\$275,000	WD	\$275,000	\$157,900	57.42	\$265,494	\$53,095	\$43,589	332.7	402.8	\$160
001-027-000-020-00	4865 SALLING AVE (CR 612)	09/23/21	\$70,000	WD	\$70,000	\$29,600	42.29	\$62,473	\$20,405	\$12,878	165.0	660.0	\$124
001-632-000-011-00	4632 SALLING AVE (CR 612)	02/05/21	\$118,000	WD	\$118,000	\$37,200	31.53	\$92,926	\$40,794	\$15,720	120.0	120.0	\$340
001-633-000-004-00	3051 BAY ST	12/16/21	\$150,000	MLC	\$150,000	\$63,800	42.53	\$131,373	\$34,347	\$15,720	120.0	120.0	\$286
001-637-000-007-00	4481 SALLING AVE (CR 612)	02/22/21	\$90,000	LC	\$90,000	\$45,400	50.44	\$92,556	\$13,164	\$15,720	120.0	120.0	\$110
001-641-000-009-00	2964 ALEXANDER ST	02/25/22	\$200,000	WD	\$200,000	\$38,800	19.40	\$81,653	\$134,067	\$15,720	120.0	120.0	\$1,117
Totals:			\$903,000		\$903,000	\$372,700		\$726,475	\$295,872	\$119,347	977.7		
Average per FF=>											\$303		

Insdustrial Acreage

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
001-022-000-010-06	3444 COUNTY RD 491	01/25/19	\$26,000	WD	\$26,000	\$12,800	49.23	\$27,107	\$26,000	\$27,107	10.30	10.30	\$2,524
001-022-000-570-04		12/14/20	\$45,000	WD	\$45,000	\$19,700	43.78	\$43,424	\$45,000	\$43,424	17.02	10.22	\$2,644
Totals:			\$71,000		\$71,000	\$32,500		\$70,531	\$71,000	\$70,531	27.32	20.52	
Average per Net Acre=>												2,598.83	



Acres	Value
1.00	8,500
1.50	12,000
2.00	12,500
2.50	13,500
3.00	15,500
4.00	16,500
5.00	18,500
7.00	24,000
10.00	26,000
15.00	39,750
20.00	50,000
25.00	52,500
30.00	55,000
40.00	60,000
50.00	70,000
100.00	\$120,000

Lewiston Garage Condos

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	Dollars/SqFt
001-800-000-028-00	4555 AIRPORT RD	02/05/21	\$39,000	WD	\$39,000	\$0	0.00	\$39,291	\$39,000	\$39,291	0.04	0.04	\$1,114,286	\$25.58
001-800-000-030-00	4555 AIRPORT RD	02/19/21	\$39,000	WD	\$39,000	\$0	0.00	\$39,291	\$39,000	\$39,291	0.04	0.04	\$1,114,286	\$25.58
Totals:			\$78,000		\$78,000	\$0		\$78,582	\$78,000	\$78,582	0.07	0.07		
													Average per SqFt=>	\$25.58

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.

Twin Lakes 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.
001-019-000-390-00	1775 CO RD 612	10/27/20	\$364,000	WD	\$364,000	\$192,800	52.97	\$619,353	\$175,000	\$189,000	\$349,060	0.541
001-027-000-240-00	4447 GRANT DR	11/15/21	\$350,000	WD	\$350,000	\$114,200	32.63	\$301,440	\$171,572	\$178,428	\$102,017	1.749
001-027-000-270-00	4509 GRANT DR	07/10/20	\$250,000	WD	\$250,000	\$102,800	41.12	\$334,609	\$173,833	\$76,167	\$126,297	0.603
001-027-000-530-00	4865 KERR LANE	05/28/20	\$219,000	WD	\$219,000	\$79,300	36.21	\$184,716	\$96,000	\$123,000	\$85,799	1.434
001-028-000-080-00	3875 TWIN LAKES DR	05/06/21	\$335,000	WD	\$335,000	\$145,000	43.28	\$378,055	\$198,900	\$136,100	\$140,734	0.967
001-028-000-290-00	2475 FLEMING RD	05/14/21	\$375,000	WD	\$375,000	\$111,300	29.68	\$313,865	\$171,341	\$203,659	\$111,959	1.819
001-028-000-300-00	2461 FLEMING RD	10/07/20	\$274,000	WD	\$274,000	\$136,500	49.82	\$406,093	\$156,400	\$117,600	\$196,145	0.600
001-028-000-365-00	2051 DREAMERS LN	06/19/20	\$184,000	WD	\$184,000	\$61,600	33.48	\$182,989	\$85,000	\$99,000	\$76,975	1.286
001-028-000-460-00	2255 FLEMING RD	11/13/20	\$300,000	WD	\$300,000	\$120,900	40.30	\$241,199	\$171,600	\$128,400	\$68,910	1.863
001-032-000-330-04	2320 COBB RD	11/23/21	\$270,000	WD	\$270,000	\$81,100	30.04	\$216,253	\$111,777	\$158,223	\$82,071	1.928
001-033-000-280-00	1905 COBB LN	10/02/20	\$369,900	WD	\$369,900	\$218,700	59.12	\$490,553	\$188,385	\$181,515	\$292,232	0.621
001-033-000-520-00	1635 FLEMING RD	09/15/20	\$215,000	WD	\$215,000	\$89,300	41.53	\$263,546	\$85,000	\$130,000	\$140,256	0.927
001-033-000-560-00	1591 FLEMING RD	01/07/22	\$300,000	WD	\$300,000	\$160,100	53.37	\$410,704	\$175,932	\$124,068	\$184,424	0.673
001-034-000-190-02	1073 FLEMING RD	06/25/21	\$640,000	WD	\$640,000	\$275,300	43.02	\$739,148	\$176,273	\$463,727	\$442,164	1.049
001-160-000-058-01	2650 KRISTEN DR	08/19/21	\$265,000	WD	\$265,000	\$101,000	38.11	\$261,736	\$18,760	\$246,240	\$190,869	1.290
001-160-000-062-00	2478 KRISTEN DR	09/13/21	\$380,000	WD	\$380,000	\$136,000	35.79	\$301,563	\$88,821	\$291,179	\$205,747	1.415
001-200-000-009-00	4635 GRANT DR	09/17/20	\$530,000	WD	\$530,000	\$240,400	45.36	\$778,443	\$434,986	\$95,014	\$269,801	0.352
001-220-000-034-00	3280 CHANNEL DR	08/27/21	\$265,000	WD	\$265,000	\$100,800	38.04	\$272,116	\$59,244	\$205,756	\$167,221	1.230
001-220-000-036-00	3310 CHANNEL DR	05/07/21	\$341,111	WD	\$341,111	\$136,800	40.10	\$385,819	\$56,631	\$284,480	\$258,592	1.100
001-220-000-048-00	2261 FLEMING RD	10/01/20	\$320,000	WD	\$320,000	\$147,800	46.19	\$289,370	\$91,300	\$228,700	\$196,109	1.166
001-425-000-003-00	2241 LAURA DR	07/30/21	\$237,000	WD	\$237,000	\$61,800	26.08	\$308,221	\$169,752	\$67,248	\$108,774	0.618
001-435-000-005-00	2587 CO RD 612	05/17/21	\$750,000	WD	\$750,000	\$312,900	41.72	\$857,153	\$191,981	\$558,019	\$522,523	1.068
001-435-000-026-00	2943 CO RD 612	06/18/21	\$450,000	WD	\$450,000	\$135,500	30.11	\$340,022	\$174,314	\$275,686	\$130,171	2.118
001-450-000-004-00	2566 COBB RD	11/24/21	\$650,000	WD	\$650,000	\$187,500	28.85	\$488,943	\$170,000	\$480,000	\$250,544	1.916
001-460-000-009-01	3025 MARION ST	09/17/21	\$410,000	WD	\$410,000	\$122,100	29.78	\$316,462	\$161,714	\$248,286	\$121,562	2.042
001-465-000-011-00	2191 CO RD 612	06/15/20	\$272,500	WD	\$272,500	\$119,500	43.85	\$429,841	\$170,000	\$102,500	\$204,117	0.502
001-470-000-005-00	2595 FLEMING RD	10/22/20	\$385,000	WD	\$385,000	\$76,000	19.74	\$409,774	\$201,552	\$183,448	\$163,568	1.122
001-508-000-003-00	2620 LAKEVIEW AVE	09/16/21	\$295,000	WD	\$295,000	\$89,200	30.24	\$264,557	\$137,922	\$157,078	\$99,478	1.579
001-510-000-002-00	4140 MAPLEWOOD CT	10/22/20	\$256,000	WD	\$256,000	\$95,600	37.34	\$286,305	\$170,000	\$86,000	\$91,363	0.941
001-514-000-007-01	4170 GRANT BLVD	12/30/20	\$299,000	WD	\$299,000	\$132,200	44.21	\$266,244	\$19,004	\$279,996	\$239,110	1.171
001-535-000-002-00	1700 PARK DR	10/01/20	\$215,000	WD	\$215,000	\$68,900	32.05	\$203,039	\$91,986	\$123,014	\$87,237	1.410
001-540-000-005-00	2660 MALLARD LN	07/01/21	\$415,000	WD	\$415,000	\$151,500	36.51	\$383,617	\$180,880	\$234,120	\$159,259	1.470
001-550-000-009-00	1171 LAGOON AVE	05/14/21	\$336,000	WD	\$336,000	\$138,700	41.28	\$356,659	\$174,229	\$161,771	\$143,307	1.129
001-550-000-016-00	1144 LAGOON AVE	12/17/21	\$265,000	WD	\$265,000	\$123,900	46.75	\$335,223	\$48,344	\$216,656	\$225,357	0.961
001-550-000-032-00	2695 MARION ST	12/23/20	\$325,000	WD	\$325,000	\$129,900	39.97	\$346,338	\$92,186	\$232,814	\$199,648	1.166
Totals:			\$12,107,511		\$12,107,511	\$4,696,900		\$12,963,968		\$7,066,892	\$6,433,401	
											E.C.F. =>	1.098

Scondary Lakes 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.
001-019-000-050-13	3800 N MARION ST	04/15/20	\$247,500	WD	\$247,500	\$143,100	57.82	\$274,011	\$40,359	\$207,141	\$189,039	1.096
001-035-000-006-00	5996 BIG WOLF LAKE RD	08/10/20	\$130,000	WD	\$130,000	\$65,600	50.46	\$143,275	\$23,802	\$106,198	\$96,661	1.099
001-035-000-050-00	1980 HIGHBANK TR	07/02/20	\$31,500	WD	\$31,500	\$16,600	52.70	\$54,208	\$18,720	\$12,780	\$28,712	0.445
001-035-000-550-00	1445 SHIRES TR	04/25/20	\$50,000	WD	\$50,000	\$43,900	87.80	\$82,073	\$23,400	\$26,600	\$47,470	0.560
001-103-000-015-00	10312 SKY LINE DR	08/20/21	\$60,000	WD	\$60,000	\$84,800	141.33	\$144,900	\$4,410	\$55,590	\$113,665	0.489
001-103-000-280-00	6711 ISLAND DR	11/12/20	\$312,000	WD	\$312,000	\$95,000	30.45	\$310,824	\$69,596	\$242,404	\$195,168	1.242
001-170-000-012-00	10565 SKYLINE DR	12/30/20	\$450,000	WD	\$450,000	\$166,700	37.04	\$466,256	\$54,800	\$395,200	\$332,893	1.187
001-180-000-015-00	10510 SUNSET DR	10/07/21	\$270,000	WD	\$270,000	\$88,300	32.70	\$294,425	\$39,185	\$230,815	\$206,505	1.118
001-180-000-020-00	10544 SUNSET DR	07/01/21	\$280,000	WD	\$280,000	\$71,300	25.46	\$264,930	\$41,100	\$238,900	\$181,092	1.319
001-180-000-029-00	6580 LAKEVIEW DR	06/17/21	\$121,000	WD	\$121,000	\$70,500	58.26	\$139,731	\$31,068	\$89,932	\$130,135	0.691
001-525-000-039-00	5085 BRIAR CLIFF DR	12/11/20	\$249,900	WD	\$249,900	\$96,600	38.66	\$260,304	\$26,657	\$223,243	\$189,035	1.181
001-530-000-008-00	1281 WOODLAND DR	09/03/20	\$191,000	WD	\$191,000	\$88,300	46.23	\$197,775	\$29,484	\$161,516	\$136,158	1.186
Totals:			\$2,392,900		\$2,392,900	\$1,030,700		\$2,632,712		\$1,990,319	\$1,846,533	
											E.C.F. =>	1.078

Residential Subdivisions 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.
001-032-000-330-00	2305 COBB RD	01/04/21	\$65,000	WD	\$65,000	\$37,700	58.00	\$71,948	\$5,384	\$59,616	\$79,622	0.749
001-150-000-017-00	3419 CLINTON DR	08/16/21	\$50,000	WD	\$50,000	\$11,000	22.00	\$25,693	\$8,387	\$41,613	\$28,843	1.443
001-150-000-028-00	3730 CLINTON DR	12/17/20	\$10,000	WD	\$10,000	\$11,100	111.00	\$12,897	\$8,978	\$1,022	\$6,532	0.156
001-150-000-029-00	3700 CLINTON DR	11/19/21	\$75,000	WD	\$75,000	\$23,400	31.20	\$56,321	\$8,329	\$66,671	\$57,407	1.161
001-160-000-003-00	2556 S CO RD 489	09/11/20	\$127,615	WD	\$127,615	\$76,000	59.55	\$150,072	\$25,000	\$102,615	\$164,136	0.625
001-160-000-016-00	4939 JAN LEE DR	07/29/21	\$90,000	WD	\$90,000	\$37,700	41.89	\$102,385	\$15,003	\$74,997	\$104,524	0.718
001-160-000-038-00	2456 S CO RD 489	03/04/21	\$182,500	WD	\$182,500	\$90,500	49.59	\$203,510	\$29,518	\$152,982	\$208,124	0.735
001-160-000-048-00	4868 TARI LANE	06/19/20	\$130,000	WD	\$130,000	\$47,000	36.15	\$154,680	\$23,298	\$106,702	\$157,156	0.679
001-160-000-056-00	2617 KRISTEN DR	11/06/20	\$86,000	WD	\$86,000	\$40,300	46.86	\$102,446	\$20,664	\$65,336	\$97,825	0.668
001-190-000-042-00	6260 BIG WOLF LAKE WOODS	08/14/20	\$116,000	WD	\$116,000	\$50,500	43.53	\$127,080	\$8,058	\$107,942	\$142,371	0.758
001-200-000-012-00	4708 GRANT DR	12/04/20	\$150,000	WD	\$150,000	\$78,700	52.47	\$141,318	\$49,319	\$100,681	\$110,047	0.915
001-200-000-014-00	4670 GRANT DR	10/15/21	\$275,000	WD	\$275,000	\$92,300	33.56	\$251,965	\$52,498	\$222,502	\$238,597	0.933
001-200-000-029-00	4656 BIRCH GROVE CT	07/22/21	\$125,000	WD	\$125,000	\$50,900	40.72	\$131,747	\$11,656	\$113,344	\$143,650	0.789
001-200-000-032-00	4637 JEANETTE ST	04/26/21	\$92,500	WD	\$92,500	\$31,400	33.95	\$83,162	\$3,723	\$88,777	\$95,023	0.934
001-200-000-049-00	4689 BERNADETTE ST	01/27/21	\$132,400	WD	\$132,400	\$35,400	26.74	\$116,187	\$6,472	\$125,928	\$131,238	0.960
001-200-000-054-01	4731 LAKE AVE	11/18/21	\$138,500	WD	\$138,500	\$30,300	21.88	\$90,357	\$10,476	\$128,024	\$95,551	1.340
001-200-000-057-00	4704 BERNADETTE ST	03/24/22	\$100,000	WD	\$100,000	\$25,600	25.60	\$81,243	\$4,579	\$95,421	\$91,703	1.041
001-210-000-008-00	3370 GEORGE RD	05/28/21	\$98,000	LC	\$98,000	\$33,600	34.29	\$83,115	\$5,100	\$92,900	\$93,319	0.996
001-210-000-019-00	3409 GEORGE RD	07/08/20	\$60,000	LC	\$60,000	\$28,000	46.67	\$69,923	\$5,100	\$54,900	\$77,539	0.708
001-220-000-022-00	3326 TERRACE DR	01/10/22	\$159,900	WD	\$159,900	\$55,700	34.83	\$139,024	\$5,100	\$154,800	\$160,196	0.966
001-220-000-029-00	3399 CHANNEL DR	04/02/20	\$90,000	WD	\$90,000	\$42,100	46.78	\$106,319	\$5,610	\$84,390	\$120,465	0.701
001-220-000-030-00	3389 CHANNEL DR	09/01/21	\$135,000	WD	\$135,000	\$45,400	33.63	\$118,805	\$15,706	\$119,294	\$123,324	0.967
001-240-000-001-00	2241 COBB RD	12/17/20	\$165,000	WD	\$165,000	\$43,100	26.12	\$109,361	\$5,187	\$159,813	\$124,610	1.283
001-250-000-005-00	5435 CO RD 612	09/24/20	\$109,500	WD	\$109,500	\$48,000	43.84	\$96,202	\$10,400	\$99,100	\$112,601	0.880
001-250-000-025-00	2605 BIG ANTLER RD	10/29/20	\$55,000	WD	\$55,000	\$23,400	42.55	\$57,908	\$5,100	\$49,900	\$63,167	0.790
001-250-000-094-00	2720 BIG ANTLER RD	05/21/21	\$24,000	WD	\$24,000	\$15,900	66.25	\$35,771	\$5,100	\$18,900	\$36,688	0.515
001-250-000-101-01	2855 BIG ANTLER RD	08/27/21	\$196,000	WD	\$196,000	\$0	0.00	\$163,831	\$12,655	\$183,345	\$180,833	1.014
001-250-000-102-01	2855 BIG ANTLER RD	08/27/21	\$196,000	WD	\$196,000	\$47,300	24.13	\$163,831	\$12,655	\$183,345	\$180,833	1.014
001-306-000-001-00	2961 BIRCH ST	06/25/21	\$145,000	WD	\$145,000	\$32,600	22.48	\$78,886	\$10,425	\$134,575	\$114,102	1.179
001-306-000-008-00	2889 BIRCH ST	06/16/21	\$140,000	WD	\$140,000	\$36,700	26.21	\$72,614	\$19,183	\$120,817	\$70,119	1.723
001-306-000-019-01	2970 PARK AVE	10/13/20	\$125,000	WD	\$125,000	\$58,200	46.56	\$120,708	\$10,425	\$114,575	\$131,917	0.869
001-309-000-002-00	2850 OAK AVE	12/17/21	\$240,000	WD	\$240,000	\$83,800	34.92	\$184,878	\$37,772	\$202,228	\$175,964	1.149
001-309-000-006-00	2814 OAK AVE	11/23/20	\$140,000	WD	\$140,000	\$37,300	26.64	\$74,466	\$20,680	\$119,320	\$71,715	1.664
001-330-000-004-00	2685 S CO RD 489	11/23/20	\$76,500	WD	\$76,500	\$34,400	44.97	\$86,495	\$5,100	\$71,400	\$97,362	0.733
001-330-000-035-00	2101 S CO RD 489	07/24/20	\$33,731	LC	\$33,731	\$31,100	92.20	\$78,337	\$5,100	\$28,631	\$87,604	0.327
001-330-000-075-00	2661 MARY ANNE DR	04/21/21	\$56,000	WD	\$56,000	\$33,900	60.54	\$66,870	\$10,400	\$45,600	\$74,108	0.615
001-330-000-089-00	2564 BIG BUCK DR	01/15/21	\$63,725	WD	\$63,725	\$25,700	40.33	\$51,273	\$10,200	\$53,525	\$54,764	0.977
001-330-000-116-00	2685 BIG BUCK DR	06/25/21	\$187,550	WD	\$187,550	\$72,500	38.66	\$143,323	\$18,035	\$169,515	\$164,420	1.031
001-330-000-121-00	2329 BIG BUCK DR	11/10/21	\$90,000	WD	\$90,000	\$43,800	48.67	\$102,452	\$15,300	\$74,700	\$104,249	0.717
001-330-000-162-00	2269 MARY ANNE DR	02/05/21	\$135,000	WD	\$135,000	\$43,900	32.52	\$111,117	\$5,100	\$129,900	\$126,815	1.024
001-330-000-176-00	2040 MARY ANNE DR	05/27/21	\$150,000	WD	\$150,000	\$51,500	34.33	\$101,801	\$12,428	\$137,572	\$117,287	1.173

001-340-000-029-00	3330 WOODCREST DR	11/20/20	\$85,000	WD	\$85,000	\$43,800	51.53	\$110,540	\$5,610	\$79,390	\$125,514	0.633
001-340-000-044-00	3313 PLEASANT VIEW DR	01/22/21	\$120,000	WD	\$120,000	\$26,600	22.17	\$61,416	\$9,716	\$110,284	\$86,167	1.280
001-340-000-052-00	3334 PLEASANT VIEW DR	09/19/21	\$180,000	LC	\$180,000	\$62,400	34.67	\$133,206	\$18,604	\$161,396	\$137,084	1.177
001-350-000-003-00	3936 CO RD 612	05/27/21	\$142,000	WD	\$142,000	\$48,500	34.15	\$135,315	\$9,533	\$132,467	\$150,457	0.880
001-350-000-022-00	3930 SPRUCE DR	10/26/20	\$180,000	WD	\$180,000	\$63,500	35.28	\$161,209	\$7,359	\$172,641	\$184,031	0.938
001-350-000-025-00	3860 SPRUCE DR	12/16/21	\$210,000	WD	\$210,000	\$76,500	36.43	\$190,315	\$10,659	\$199,341	\$214,900	0.928
001-350-000-027-00	3775 SHERIDAN RD	09/02/21	\$137,000	WD	\$137,000	\$46,200	33.72	\$115,029	\$9,711	\$127,289	\$125,978	1.010
001-350-000-028-00	3825 SHERIDAN RD	11/15/21	\$147,000	WD	\$147,000	\$38,300	26.05	\$94,683	\$7,986	\$139,014	\$103,705	1.340
001-420-000-001-00	3358 BUTTLES RD	02/26/21	\$155,500	WD	\$155,500	\$82,200	52.86	\$193,967	\$6,630	\$148,870	\$224,087	0.664
001-420-000-005-00	3893 DOROTHY ST	10/22/20	\$61,900	WD	\$61,900	\$26,400	42.65	\$51,328	\$10,000	\$51,900	\$55,104	0.942
001-420-000-030-00	3856 DOROTHY ST	09/08/20	\$99,000	WD	\$99,000	\$40,400	40.81	\$99,966	\$10,200	\$88,800	\$107,376	0.827
001-420-000-035-00	3950 DOROTHY ST	08/10/20	\$70,000	WD	\$70,000	\$39,700	56.71	\$79,517	\$10,570	\$59,430	\$90,482	0.657
001-425-000-016-00	3589 ARTHUR ST	09/24/21	\$190,000	WD	\$190,000	\$36,100	19.00	\$97,598	\$10,570	\$179,430	\$104,100	1.724
001-425-000-021-00	3510 WILLIAM ST	12/28/20	\$86,000	WD	\$86,000	\$37,000	43.02	\$93,648	\$5,100	\$80,900	\$105,919	0.764
001-425-000-034-00	3641 WILLIAM ST	09/25/20	\$120,000	WD	\$120,000	\$102,300	85.25	\$208,660	\$16,369	\$103,631	\$230,013	0.451
001-425-000-046-00	3580 COBB RD	04/08/21	\$176,500	WD	\$176,500	\$67,600	38.30	\$170,175	\$5,100	\$171,400	\$197,458	0.868
001-430-000-005-00	4580 GRANT DR	06/22/21	\$95,000	WD	\$95,000	\$25,000	26.32	\$76,596	\$7,906	\$87,094	\$82,165	1.060
001-430-000-009-00	4520 GRANT DR	09/15/20	\$135,900	WD	\$135,900	\$43,100	31.71	\$134,005	\$12,137	\$123,763	\$145,775	0.849
001-430-000-010-00	4500 GRANT DR	09/28/20	\$160,500	WD	\$160,500	\$56,700	35.33	\$163,918	\$13,270	\$147,230	\$180,201	0.817
001-430-000-035-00	4536 JUDY AVE	09/30/20	\$49,000	WD	\$49,000	\$26,200	53.47	\$73,431	\$7,762	\$41,238	\$78,551	0.525
001-430-000-060-00	2641 GREGORY ST	09/09/21	\$145,000	WD	\$145,000	\$42,300	29.17	\$96,869	\$10,308	\$134,692	\$113,597	1.186
001-430-000-075-00	2740 MANTZ ST	05/14/21	\$88,000	WD	\$88,000	\$29,400	33.41	\$85,659	\$10,001	\$77,999	\$90,500	0.862
001-460-000-008-00	3045 MARION ST	05/29/20	\$120,000	WD	\$120,000	\$19,000	15.83	\$46,832	\$5,100	\$114,900	\$49,919	2.302
001-460-000-018-00	1631 OAKWOOD ST	04/16/21	\$147,000	WD	\$147,000	\$26,400	17.96	\$76,032	\$5,100	\$141,900	\$84,847	1.672
001-460-000-059-00	3356 N MARION ST	06/22/21	\$170,000	WD	\$170,000	\$48,900	28.76	\$119,183	\$15,300	\$154,700	\$124,262	1.245
001-482-000-001-00	4400 OAK LN	12/16/20	\$76,000	WD	\$76,000	\$26,500	34.87	\$75,922	\$6,120	\$69,880	\$83,495	0.837
001-482-000-001-00	4400 OAK LN	12/09/21	\$83,500	WD	\$83,500	\$26,900	32.22	\$75,922	\$6,120	\$77,380	\$83,495	0.927
001-482-000-025-00	3420 KNEELAND ST	08/07/20	\$96,500	WD	\$96,500	\$39,800	41.24	\$98,246	\$11,603	\$84,897	\$103,640	0.819
001-482-000-028-00	3390 KNEELAND ST	06/07/21	\$124,000	WD	\$124,000	\$36,500	29.44	\$91,261	\$3,315	\$120,685	\$105,199	1.147
001-484-000-007-00	3459 ALEXANDER ST	12/13/21	\$199,000	WD	\$199,000	\$102,500	51.51	\$219,928	\$26,684	\$172,316	\$231,153	0.745
001-484-000-007-01	3459 ALEXANDER ST	12/13/21	\$199,000	WD	\$199,000	\$102,500	51.51	\$219,928	\$26,684	\$172,316	\$231,153	0.745
001-485-000-013-00	4270 MONTMORENCY ST	10/26/20	\$85,000	WD	\$85,000	\$38,400	45.18	\$95,887	\$6,120	\$78,880	\$107,377	0.735
001-486-000-007-00	3289 ALEXANDER ST	10/07/21	\$190,000	WD	\$190,000	\$53,500	28.16	\$175,503	\$9,692	\$180,308	\$198,339	0.909
001-486-000-010-00	3340 ALEXANDER ST	08/05/21	\$120,000	WD	\$120,000	\$32,600	27.17	\$64,169	\$7,644	\$112,356	\$74,180	1.515
001-513-000-001-01	4144 HEMLOCK CT	06/28/21	\$302,000	WD	\$302,000	\$79,300	26.26	\$201,208	\$38,277	\$263,723	\$194,894	1.353
001-515-000-001-01	4190 DARDY ST	04/23/21	\$199,000	WD	\$199,000	\$79,000	39.70	\$147,433	\$10,710	\$188,290	\$163,544	1.151
001-515-000-006-01	4235 CLARK ST	06/14/21	\$115,000	WD	\$115,000	\$62,400	54.26	\$116,969	\$5,100	\$109,900	\$133,815	0.821
001-520-000-018-00	4333 MAPLEWOOD CT	09/11/20	\$135,000	WD	\$135,000	\$77,000	57.04	\$140,728	\$16,381	\$118,619	\$148,740	0.797
001-520-000-027-01	4350 OAKWOOD CT	10/01/21	\$83,500	WD	\$83,500	\$27,500	32.93	\$73,277	\$3,060	\$80,440	\$83,992	0.958
001-525-000-033-00	1279 TIMBER LN	05/15/20	\$50,000	WD	\$50,000	\$28,400	56.80	\$64,919	\$18,607	\$31,393	\$77,187	0.407
001-525-000-036-00	5070 BRIAR CLIFF DR	01/21/22	\$223,000	WD	\$223,000	\$73,300	32.87	\$161,302	\$32,629	\$190,371	\$153,915	1.237
001-525-000-045-00	1365 PINE POINT DR	08/24/21	\$130,000	WD	\$130,000	\$60,600	46.62	\$148,885	\$27,105	\$102,895	\$145,670	0.706
001-538-000-022-00	3211 TANGLEWOOD DR	12/10/21	\$170,000	WD	\$170,000	\$66,200	38.94	\$163,226	\$15,963	\$154,037	\$176,152	0.874

001-545-000-073-00	3931 HELEN ST	02/25/22	\$76,000	WD	\$76,000	\$33,900	44.61	\$81,875	\$7,452	\$68,548	\$89,023	0.770
001-545-000-081-00	3835 HELEN ST	04/01/21	\$26,000	WD	\$26,000	\$32,800	126.15	\$80,634	\$11,669	\$14,331	\$82,494	0.174
001-550-000-035-00	2650 MARION ST	12/21/20	\$205,000	WD	\$205,000	\$66,600	32.49	\$168,755	\$13,900	\$191,100	\$185,233	1.032
001-560-000-036-00	3155 PARKWOOD RD	08/13/20	\$20,000	LC	\$20,000	\$9,400	47.00	\$23,036	\$5,503	\$14,497	\$29,222	0.496
001-560-000-060-00	3220 PARKWOOD RD	08/05/20	\$43,000	LC	\$43,000	\$23,900	55.58	\$54,280	\$10,199	\$32,801	\$73,468	0.446
001-565-000-040-01	5436 PINECREST DR	01/18/22	\$205,000	WD	\$205,000	\$80,300	39.17	\$171,694	\$26,000	\$179,000	\$174,275	1.027
001-565-000-048-02	5400 PINECREST DR	11/09/21	\$151,000	WD	\$151,000	\$68,300	45.23	\$168,209	\$15,300	\$135,700	\$182,906	0.742
001-565-000-118-00	5350 PINECREST DR	07/06/21	\$99,000	WD	\$99,000	\$46,100	46.57	\$90,342	\$22,256	\$76,744	\$123,793	0.620
001-565-000-120-00	5420 MARION CT	01/21/22	\$116,000	WD	\$116,000	\$36,300	31.29	\$89,337	\$8,915	\$107,085	\$96,199	1.113
001-605-000-006-00	3230 OLSEN ST	10/21/20	\$16,200	WD	\$16,200	\$20,300	125.31	\$49,885	\$5,814	\$10,386	\$52,717	0.197
001-611-000-005-00	3227 BAY ST	10/08/20	\$30,000	WD	\$30,000	\$7,900	26.33	\$27,104	\$10,517	\$19,483	\$27,645	0.705
001-616-000-007-00	3150 JENSON ST	09/23/21	\$42,000	WD	\$42,000	\$27,700	65.95	\$56,777	\$3,811	\$38,189	\$63,356	0.603
001-621-000-007-00	3174 CASEY ST	07/29/20	\$45,000	LC	\$45,000	\$22,400	49.78	\$55,248	\$6,120	\$38,880	\$58,766	0.662
001-627-000-009-00	3044 OLSEN ST	06/30/21	\$40,000	LC	\$40,000	\$25,100	62.75	\$49,478	\$6,240	\$33,760	\$56,743	0.595
001-628-000-010-00	3040 KNEELAND ST	07/30/20	\$98,000	WD	\$98,000	\$84,100	85.82	\$162,230	\$9,000	\$89,000	\$153,230	0.581
001-634-000-001-00	4668 HANSON AVE	06/16/20	\$35,000	WD	\$35,000	\$19,000	54.29	\$46,393	\$6,120	\$28,880	\$48,173	0.600
001-640-000-003-00	2955 ALEXANDER ST	11/17/20	\$35,000	WD	\$35,000	\$19,200	54.86	\$46,799	\$6,120	\$28,880	\$48,659	0.594
001-641-000-011-00	2936 ALEXANDER ST	04/01/21	\$129,000	WD	\$129,000	\$37,300	28.91	\$106,923	\$8,937	\$120,063	\$117,208	1.024
001-644-000-003-00	2959 BUTTLES RD	08/07/20	\$14,500	WD	\$14,500	\$5,900	40.69	\$13,693	\$6,120	\$8,380	\$9,059	0.925
001-645-000-012-00	4196 LAKE ST	11/12/21	\$125,000	WD	\$125,000	\$32,500	26.00	\$112,524	\$8,982	\$116,018	\$123,854	0.937
001-649-000-002-00	4260 LAKE ST	08/14/20	\$129,900	WD	\$129,900	\$52,800	40.65	\$105,913	\$27,560	\$102,340	\$102,825	0.995
Totals:			\$12,347,821		\$12,347,821	\$4,656,900		\$11,285,260		\$11,049,668	\$12,203,328	
E.C.F. =>												0.905

Residential Sections 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.
001-002-000-120-00	5225 ANDERGOOD RD	06/21/21	\$82,000	LC	\$82,000	\$19,500	23.78	\$89,293	\$23,025	\$58,975	\$79,079	0.746
001-002-000-290-01	5925 KING RD	05/01/20	\$197,000	WD	\$197,000	\$97,200	49.34	\$173,762	\$41,580	\$155,420	\$165,849	0.937
001-002-000-290-02	5925 KING RD	05/01/20	\$197,000	WD	\$197,000	\$97,200	49.34	\$194,302	\$58,746	\$138,254	\$171,590	0.806
001-002-000-350-00	5900 AGREN RD	02/14/22	\$389,000	WD	\$389,000	\$103,200	26.53	\$247,865	\$28,432	\$360,568	\$261,853	1.377
001-003-000-260-00	4355 MCKELLAN LN	11/12/21	\$168,000	WD	\$168,000	\$57,000	33.93	\$137,226	\$24,000	\$144,000	\$135,115	1.066
001-003-000-290-00	4360 BROOKS TRAIL	01/20/22	\$80,000	WD	\$80,000	\$18,700	23.38	\$61,665	\$9,899	\$70,101	\$61,773	1.135
001-007-000-160-24	1925 ROLLING HILLS TRAIL	08/03/21	\$329,000	WD	\$329,000	\$98,600	29.97	\$285,597	\$60,733	\$268,267	\$268,334	1.000
001-007-000-300-07	1290 ALLARD ACRES TR	10/05/21	\$200,000	WD	\$200,000	\$120,200	60.10	\$238,062	\$42,204	\$157,796	\$245,744	0.642
001-009-000-130-01	5198 BUTTLES RD	01/22/21	\$72,500	WD	\$72,500	\$24,500	33.79	\$80,841	\$6,032	\$66,468	\$89,271	0.745
001-009-000-140-00	5160 BUTTLES RD	11/25/20	\$75,000	WD	\$75,000	\$38,300	51.07	\$80,773	\$24,820	\$50,180	\$66,770	0.752
001-010-000-040-00	5580 CO RD 491	08/03/20	\$30,000	WD	\$30,000	\$34,500	115.00	\$33,503	\$24,000	\$6,000	\$11,340	0.529
001-010-000-240-00	5010 CO RD 491	12/30/20	\$70,000	WD	\$70,000	\$25,700	36.71	\$67,546	\$13,000	\$57,000	\$65,091	0.876
001-013-000-140-00	4045 PARTRIDGE LN	02/23/21	\$194,900	WD	\$194,900	\$89,400	45.87	\$199,475	\$35,330	\$159,570	\$195,877	0.815
001-014-000-070-00	4735 CO RD 491	03/15/22	\$192,000	WD	\$192,000	\$52,100	27.14	\$124,076	\$21,339	\$170,661	\$122,598	1.392
001-014-000-170-00	4425 CO RD 491	09/28/20	\$64,500	WD	\$64,500	\$33,100	51.32	\$68,065	\$45,918	\$18,582	\$26,428	0.703
001-014-000-170-00	4425 CO RD 491	10/01/21	\$70,000	WD	\$70,000	\$23,000	32.86	\$68,065	\$45,918	\$24,082	\$26,428	0.911
001-014-000-200-00	5580 WILLOWAY DR	10/30/20	\$150,000	WD	\$150,000	\$89,500	59.67	\$218,218	\$7,404	\$142,596	\$251,568	0.567
001-015-000-055-00	4191 SACHS DR	03/04/21	\$265,000	WD	\$265,000	\$95,900	36.19	\$224,060	\$50,964	\$214,036	\$206,558	1.036
001-016-000-030-00	4890 BUTTLES RD	09/25/20	\$61,500	WD	\$61,500	\$16,200	26.34	\$44,090	\$13,706	\$47,794	\$36,258	1.318
001-016-000-070-00	4730 BUTTLES RD	09/28/21	\$100,000	WD	\$100,000	\$30,200	30.20	\$71,151	\$13,000	\$87,000	\$69,393	1.254
001-016-000-090-00	4660 BUTTLES RD	09/09/20	\$46,500	WD	\$46,500	\$12,200	26.24	\$37,295	\$14,754	\$31,746	\$26,899	1.180
001-016-000-180-03	3117 AARONS RD	06/14/21	\$185,900	WD	\$185,900	\$59,700	32.11	\$144,113	\$8,980	\$176,920	\$161,257	1.097
001-016-000-290-00	3690 AARONS RD	11/05/20	\$182,500	WD	\$182,500	\$75,600	41.42	\$188,373	\$15,830	\$166,670	\$205,899	0.809
001-020-000-120-00	3685 THORNAPPLE TR	10/30/20	\$95,000	WD	\$95,000	\$39,700	41.79	\$103,833	\$25,130	\$69,870	\$93,918	0.744
001-020-000-590-00	3400 THORNAPPLE TR	09/18/20	\$260,000	WD	\$260,000	\$103,300	39.73	\$273,476	\$32,071	\$227,929	\$288,073	0.791
001-020-000-620-00	2574 CO RD 612	03/18/22	\$115,000	WD	\$115,000	\$32,800	28.52	\$80,228	\$5,598	\$109,402	\$89,057	1.228
001-020-000-630-00	2588 CO RD 612	04/19/21	\$40,000	WD	\$40,000	\$14,600	36.50	\$78,159	\$6,700	\$33,300	\$85,273	0.391
001-020-000-670-01	2680 CO RD 612	10/15/20	\$76,000	WD	\$76,000	\$20,600	27.11	\$59,927	\$6,415	\$69,585	\$63,857	1.090
001-021-000-130-00	3895 TUTHILL TR	02/04/21	\$123,000	WD	\$123,000	\$49,700	40.41	\$102,253	\$8,560	\$114,440	\$117,557	0.973
001-021-000-395-00	3260 TANGLEWOOD DR	06/26/20	\$84,500	WD	\$84,500	\$40,800	48.28	\$98,779	\$8,700	\$75,800	\$107,493	0.705
001-022-000-380-00	3361 BUTTLES RD	05/17/21	\$22,500	WD	\$22,500	\$9,200	40.89	\$25,911	\$3,528	\$18,972	\$34,435	0.551
001-022-000-470-00	3292 MANTZ ST	09/11/20	\$69,000	WD	\$69,000	\$42,400	61.45	\$103,739	\$2,256	\$66,744	\$121,101	0.551
001-022-000-530-00	3356 KNEELAND ST	09/29/20	\$17,000	WD	\$17,000	\$26,700	157.06	\$50,416	\$1,488	\$15,512	\$58,387	0.266
001-023-000-150-02	5379 WILLOWAY DR	10/16/20	\$52,000	WD	\$52,000	\$47,500	91.35	\$83,487	\$9,994	\$42,006	\$87,700	0.479
001-023-000-156-01	3919 WILSON WAY	10/16/20	\$59,600	WD	\$59,600	\$23,800	39.93	\$46,709	\$19,973	\$39,627	\$33,843	1.171
001-023-000-260-00	5210 SHERWOOD FOREST DR	07/15/21	\$46,000	WD	\$46,000	\$28,000	60.87	\$67,688	\$7,620	\$38,380	\$71,680	0.535
001-023-000-300-20	5300 CO RD 612	02/11/22	\$159,500	WD	\$159,500	\$0	0.00	\$126,062	\$7,620	\$151,880	\$141,339	1.075
001-023-000-380-00	5450 CO RD 612	03/04/21	\$32,000	WD	\$32,000	\$26,100	81.56	\$67,690	\$13,000	\$19,000	\$65,263	0.291
001-024-000-040-00	3774 CO RD 489	03/04/22	\$221,000	WD	\$221,000	\$72,600	32.85	\$216,367	\$14,618	\$206,382	\$240,751	0.857
001-024-000-110-00	6680 TRILLIUM TR	11/05/21	\$167,000	WD	\$167,000	\$73,300	43.89	\$153,553	\$24,000	\$143,000	\$154,598	0.925
001-025-000-010-01	6975 CO RD 612	11/23/20	\$87,500	WD	\$87,500	\$41,000	46.86	\$104,639	\$16,580	\$70,920	\$105,082	0.675

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.
001-026-000-150-12	2781 S CO RD 489	02/23/22	\$230,000	WD	\$230,000	\$0	0.00	\$240,464	\$39,484	\$190,516	\$238,977	0.797
001-625-000-003-01	4156 SALLING AVE (CR 612)	09/16/20	\$70,000	WD	\$70,000	\$49,400	70.57	\$98,864	\$15,207	\$54,793	\$99,473	0.551
001-629-000-001-00	4402 SALLING AVE (CR 612)	11/13/20	\$80,000	WD	\$80,000	\$57,800	72.25	\$115,190	\$25,857	\$54,143	\$106,349	0.509
001-632-000-011-00	4632 SALLING AVE (CR 612)	02/05/21	\$118,000	WD	\$118,000	\$37,200	31.53	\$126,941	\$41,015	\$76,985	\$102,171	0.753
001-636-000-004-00	2961 MANTZ	08/26/21	\$43,000	WD	\$43,000	\$26,000	60.47	\$58,783	\$3,060	\$39,940	\$66,258	0.603
001-638-000-002-02	2947 KNEELAND ST	05/20/21	\$105,000	WD	\$105,000	\$0	0.00	\$129,773	\$12,120	\$92,880	\$139,897	0.664
Totals:			\$646,000		\$646,000	\$170,400		\$770,015		\$509,257	\$753,125	
											E.C.F. =>	0.676

Industrial 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.
051-301-004-10	1254 BOYNE AVE	07/27/22	\$1,500,000	WD	\$1,500,000	\$425,300	28.35	\$1,499,322	\$262,043	\$1,237,957	\$1,995,611	0.620
052-124-012-10	8911 MARTIN RD	04/25/19	\$322,440	WD	\$322,440	\$154,400	47.88	\$322,438	\$101,007	\$221,433	\$505,550	0.438
Totals:			\$1,822,440		\$1,822,440	\$579,700		\$1,821,760		\$1,459,390	\$2,501,162	
											E.C.F. =>	0.583