

Code	Description	Ave. ECF	Comments
Unit 2210 - SELMA TOWNSHIP			
AG	AGRICULTURE	0.974	
COM	COMMERICAL	0.824	
IND	INDUSTRIAL (NOT USED	0.154	
MK-AV	LAKE MITCHELL LOW AREA	1.679	
MK-L	PLATTED NONWATER SUBS	1.403	
MLB	LAKE MITCHELL BEST AREAS	2.085	
PER	PERSONAL PROPERTY	1.000	
PL	PLEASANT LAKE RESORT	2.544	
RR	RURAL RESIDENTIAL	1.403	
TE	TAX EXEMPT	1.000	
WWL	WOODWARD LAKE PARCELS	1.704	

Lk Mitchell Low Houses

2210-AK-03	115 KIMEL DR	05/26/22	\$535,000	WD	\$535,000	\$160,200	29.94	\$320,478	\$98,710	\$436,290	\$158,406	2.754	1,736
2210-AK-22	120 KIMEL DR	03/12/24	\$300,000	WD	\$300,000	\$84,900	28.30	\$169,789	\$37,444	\$262,556	\$90,523	2.900	1,504
2210-BAV-05	466 DEER RUN RD	05/06/22	\$193,000	WD	\$193,000	\$63,800	33.06	\$127,636	\$33,384	\$159,616	\$97,580	1.636	1,296
2210-BB33801	4387 W LAKE MITCHELL DR	09/15/23	\$381,000	WD	\$381,000	\$189,000	49.61	\$378,055	\$300,601	\$80,399	\$63,435	1.267	949
2210-BR2-41	224 ARBUTUS AV	05/30/23	\$125,900	WD	\$125,900	\$49,700	39.48	\$99,422	\$7,870	\$118,030	\$74,981	1.574	924
2210-BR3-84	314 FERN AV	09/02/22	\$143,500	WD	\$143,500	\$50,000	34.84	\$100,009	\$27,661	\$115,839	\$58,724	1.973	768
2210-CW-03	3251 W 13TH ST	09/18/23	\$210,000	WD	\$210,000	\$88,700	42.24	\$177,309	\$21,874	\$188,126	\$127,301	1.478	1,172
2210-CW-21	3320 W 13TH ST	09/09/22	\$245,000	WD	\$245,000	\$108,900	44.45	\$217,788	\$36,546	\$208,454	\$147,112	1.417	1,368
2210-CW-22	3290 W 13TH ST	09/14/22	\$168,900	WD	\$168,900	\$58,400	34.58	\$116,701	\$14,188	\$154,712	\$83,209	1.859	864
2210-HB-074	2107 E LAKE MITCHELL DR	11/09/23	\$429,200	PTA	\$429,200	\$182,100	42.43	\$364,108	\$103,409	\$325,791	\$170,058	1.916	1,372
2210-JS-22	2410 E LAKE MITCHELL DR	01/18/24	\$166,500	WD	\$166,500	\$115,200	69.19	\$230,317	\$59,150	\$107,350	\$116,124	0.924	1,008
2210-PL-021	2620 LAKE SHORE DR	08/26/22	\$235,000	WD	\$235,000	\$74,500	31.70	\$148,964	\$61,781	\$173,219	\$60,126	2.881	600
2210-PL-037	2864 LAKE SHORE DR	12/12/22	\$271,000	WD	\$271,000	\$76,000	28.04	\$151,934	\$52,290	\$218,710	\$68,720	3.183	1,092
2210-PL-059	5433 E 32 RD	08/24/22	\$170,000	WD	\$170,000	\$70,600	41.53	\$141,280	\$18,124	\$151,876	\$84,935	1.788	1,536
2210-PW1113	118 POPLAR CT	06/30/22	\$140,000	WD	\$140,000	\$32,200	23.00	\$64,348	\$9,944	\$130,056	\$38,860	3.347	624
2210-SUGB-18	3226 MAPLEWOOD	11/09/22	\$540,000	WD	\$540,000	\$138,800	25.70	\$277,681	\$9,970	\$530,030	\$217,298	2.439	1,655
2210-SUN-10	3551 W LAKE MITCHELL DR	02/26/24	\$300,000	WD	\$300,000	\$107,400	35.80	\$214,806	\$116,586	\$183,414	\$66,635	2.753	884
2210-SUN-16	3603 W LAKE MITCHELL DR	05/27/22	\$500,000	WD	\$500,000	\$128,600	25.72	\$257,255	\$117,034	\$382,966	\$100,763	3.801	1,788
2210-TL-32	509 YOSEMITE RD	11/12/23	\$187,500	WD	\$187,500	\$51,100	27.25	\$102,223	\$8,953	\$178,547	\$79,718	2.240	960
2210-TL-35	531 YELLOW STONE RD	11/18/22	\$138,000	WD	\$138,000	\$46,300	33.55	\$92,564	\$4,653	\$133,347	\$88,979	1.499	864
2210-TL-65		04/18/23	\$35,000	WD	\$35,000	\$16,500	47.14	\$33,029	\$19,142	\$15,858	\$11,869	1.336	0
2210-TL-66	607 YOSEMITE RD	04/18/23	\$35,000	WD	\$35,000	\$16,500	47.14	\$33,029	\$19,142	\$15,858	\$11,869	1.336	0
2210-34-4405	4573 W LAKE MITCHELL DR	11/23/22	\$367,000	WD	\$367,000	\$134,100	36.54	\$268,168	\$85,957	\$281,043	\$171,090	1.643	1,876
2210-PS-16	234 PENNINSULA DR	08/05/22	\$425,000	WD	\$425,000	\$152,000	35.76	\$303,957	\$133,959	\$291,041	\$121,427	2.397	1,500
2210-FW0110	3239 W LAKE MITCHELL DR	04/27/23	\$409,200	WD	\$409,200	\$160,300	39.17	\$320,578	\$106,841	\$302,359	\$148,120	2.041	1,530
2210-17-3301-05	2879 S 27	04/18/23	\$37,500	WD	\$37,500	\$23,500	62.67	\$47,072	\$21,500	\$16,000	\$22,570	0.709	0
Totals:			\$14,986,500		\$14,986,500	\$5,860,300	39.10	\$11,795,897	\$12,008,890	\$7,151,316	1.679	1.766	
						Sale. Ratio =>	12.85			E.C.F. =>			
						Std. Dev. =>				Ave. E.C.F. =>			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Trailers												
2210-01-4202	5507 E 28 RD	04/24/23	\$189,900	WD	\$189,900	\$54,700	28.80	\$109,494	\$12,834	\$177,066	\$75,634	2.341
2210-15-4101	2800 S 33 RD	10/21/22	\$255,000	WD	\$255,000	\$67,800	26.59	\$135,618	\$80,060	\$174,940	\$78,508	2.228
2210-20-4404	3934 S 29 RD	03/06/23	\$45,000	WD	\$45,000	\$22,400	49.78	\$44,839	\$13,035	\$31,965	\$24,886	1.284
2210-23-1202	4600 E 32 RD	04/07/23	\$160,000	WD	\$160,000	\$52,900	33.06	\$105,711	\$14,974	\$145,026	\$70,999	2.043
2210-26-4301	4887 S 33 1/2 RD	01/22/24	\$232,500	WD	\$232,500	\$81,600	35.10	\$163,149	\$36,300	\$196,200	\$87,381	2.245
2210-BR2-32	197 ARBUTUS AV	08/31/22	\$59,000	WD	\$59,000	\$22,400	37.97	\$44,789	\$9,274	\$49,726	\$35,729	1.392
2210-BR2-48	200 ARBUTUS AV	11/21/22	\$53,000	WD	\$53,000	\$39,900	75.28	\$79,885	\$10,942	\$42,058	\$69,359	0.606
2210-BR3-91	303 ARBUTUS AV	03/20/23	\$38,000	WD	\$38,000	\$31,600	83.16	\$63,150	\$12,295	\$25,705	\$39,793	0.646
2210-HB-032	2040 HIAWATHA DR	09/14/22	\$189,900	WD	\$189,900	\$35,900	18.90	\$71,887	\$26,588	\$163,312	\$64,713	2.524
2210-WS-39	146 ARBUTUS AV	09/13/22	\$101,100	WD	\$101,100	\$42,900	42.43	\$85,757	\$53,687	\$47,413	\$40,088	1.183
Totals:			\$1,323,400		\$1,323,400	\$452,100	34.16	\$904,279		\$1,053,411	\$587,089	1.794
						Sale. Ratio =>	20.92				Ave. E.C.F. =>	1.649
						Std. Dev. =>						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Trailers wd woodward												
2210-BAV-18	491 AUTUMN RD	10/06/23	\$43,750	WD	\$43,750	\$28,100	64.23	\$56,151	\$14,661	\$29,089	\$34,008	0.855
2210-BAV-35-01	650 ELKHORN RD	09/06/22	\$60,000	QC	\$60,000	\$40,300	67.17	\$80,614	\$23,279	\$36,721	\$58,031	0.633
2210-BAV-58	541 DEER RUN RD	10/13/23	\$150,000	WD	\$150,000	\$63,300	42.20	\$126,637	\$34,046	\$115,954	\$75,894	1.528
2210-SOS-20	220 AUTUMN RD	04/28/22	\$105,000	WD	\$105,000	\$31,900	30.38	\$63,787	\$22,346	\$82,654	\$41,944	1.971
2210-TL-55	524 YELLOW STONE RD	06/20/23	\$146,000	WD	\$146,000	\$15,200	10.41	\$86,021	\$9,354	\$136,646	\$62,842	2.174
Totals:			\$504,750		\$504,750	\$178,800		\$413,210		\$401,064	\$272,720	
						Sale. Ratio =>	35.42				E.C.F. =>	1.471
						Std. Dev. =>	23.75				Ave. E.C.F. =>	1.432

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2210-HB-032	2040 HIAWATHA DR	09/14/22	\$189,900	WD	\$189,900	\$35,900	18.90	\$71,887	\$26,588	\$163,312	\$64,713	2.524
2210-PW2184	115 BASS CT	05/23/22	\$300,000	WD	\$300,000	\$67,200	22.40	\$134,321	\$86,271	\$213,729	\$60,063	3.558
Totals:			\$489,900		\$489,900	\$103,100		\$206,208		\$377,041	\$124,775	
							21.05					3.022
							2.47					3.041
												E.C.F. =>
												Ave. E.C.F. =>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
TRLS LK MIT												
2210-BR2-32	197 ARBUTUS AV	08/31/22	\$59,000	WD	\$59,000	\$22,400	37.97	\$44,789	\$9,274	\$49,726	\$35,729	1.392
2210-BR2-48	200 ARBUTUS AV	11/21/22	\$53,000	WD	\$53,000	\$39,900	75.28	\$79,885	\$10,942	\$42,058	\$69,359	0.606
2210-BR3-91	303 ARBUTUS AV	03/20/23	\$38,000	WD	\$38,000	\$31,600	83.16	\$63,150	\$12,295	\$25,705	\$39,793	0.646
2210-WS-39	146 ARBUTUS AV	09/13/22	\$101,100	WD	\$101,100	\$42,900	42.43	\$85,757	\$53,687	\$47,413	\$40,088	1.183

Totals: \$251,100 \$251,100 \$136,800 \$273,581 \$164,902 \$184,969

Sale. Ratio => 54.48 E.C.F. => 0.892

Std. Dev. => 22.83 Ave. E.C.F. => 0.957

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
2210-PL-021	2620 LAKE SHORE DR	08/26/22	\$235,000	WD	\$235,000	\$74,500	31.70	\$148,964	\$61,781	\$173,219	\$60,126	2.881	
2210-PL-037	2864 LAKE SHORE DR	12/12/22	\$271,000	WD	\$271,000	\$76,000	28.04	\$151,934	\$52,290	\$218,710	\$68,720	3.183	
2210-PL-059	5433 E 32 RD	08/24/22	\$170,000	WD	\$170,000	\$70,600	41.53	\$141,280	\$18,124	\$151,876	\$84,935	1.788	
Totals:			\$676,000		\$676,000	\$221,100		\$442,178		\$543,805	\$213,781		
						Sale. Ratio =>	32.71					2.544	
						Std. Dev. =>	6.97					Ave. E.C.F. =>	2.617

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
lk mitchell best												
2210-PS-15	259 PENNINSULA DR	03/14/23	\$679,000	WD	\$679,000	\$270,200	39.79	\$540,390	\$291,845	\$387,155	\$172,242	2.248
2210-AK-03	115 KIMEL DR	05/26/22	\$535,000	WD	\$535,000	\$160,200	29.94	\$320,478	\$98,710	\$436,290	\$158,406	2.754
2210-AK-22	120 KIMEL DR	03/12/24	\$300,000	WD	\$300,000	\$84,900	28.30	\$169,789	\$37,444	\$262,556	\$90,523	2.900
2210-BB33801	4387 W LAKE MITCHELL DR	09/15/23	\$381,000	WD	\$381,000	\$189,000	49.61	\$378,055	\$300,601	\$80,399	\$63,435	1.267
2210-CW-03	3251 W 13TH ST	09/18/23	\$210,000	WD	\$210,000	\$88,700	42.24	\$177,309	\$21,874	\$188,126	\$127,301	1.478
2210-CW-21	3320 W 13TH ST	09/09/22	\$245,000	WD	\$245,000	\$108,900	44.45	\$217,788	\$36,546	\$208,454	\$147,112	1.417
2210-CW-22	3290 W 13TH ST	09/14/22	\$168,900	WD	\$168,900	\$58,400	34.58	\$116,701	\$14,188	\$154,712	\$83,209	1.859
2210-HB-074	2107 E LAKE MITCHELL DR	11/09/23	\$429,200	PTA	\$429,200	\$182,100	42.43	\$364,108	\$103,409	\$325,791	\$170,058	1.916
2210-IS-22	2410 E LAKE MITCHELL DR	01/18/24	\$166,500	WD	\$166,500	\$115,200	69.19	\$230,317	\$59,150	\$107,350	\$116,124	0.924
2210-PW1113	118 POPLAR CT	06/30/22	\$140,000	WD	\$140,000	\$32,200	23.00	\$64,348	\$9,944	\$130,056	\$38,860	3.347
2210-SUGB-18	3226 MAPLEWOOD	11/09/22	\$540,000	WD	\$540,000	\$138,800	25.70	\$277,681	\$9,970	\$530,030	\$217,298	2.439
2210-SUN-10	3551 W LAKE MITCHELL DR	02/26/24	\$300,000	WD	\$300,000	\$107,400	35.80	\$214,806	\$116,586	\$183,414	\$66,635	2.753
2210-PS-16	234 PENNINSULA DR	08/05/22	\$425,000	WD	\$425,000	\$152,000	35.76	\$303,957	\$133,959	\$291,041	\$121,427	2.397
2210-FW0110	3239 W LAKE MITCHELL DR	04/27/23	\$409,200	WD	\$409,200	\$160,300	39.17	\$320,578	\$106,841	\$302,359	\$148,120	2.041
Totals:			\$4,928,800		\$4,928,800	\$1,848,300	37.50	\$3,696,305		\$3,587,733	\$1,720,749	2.085
							Sale. Ratio =>					E.C.F. =>
							11.58					2.124
							Std. Dev. =>					Ave. E.C.F. =>

Parcel Number raul houses	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2210-19-2101-02	362 E 32 RD	07/27/23	\$279,900	WD	\$279,900	\$110,000	39.30	\$220,034	\$32,558	\$247,342	\$210,411	1.176
2210-20-4302	1505 E 34 RD	05/23/22	\$220,000	MLC	\$220,000	\$96,600	43.91	\$193,218	\$15,174	\$204,826	\$168,601	1.215
2210-16-2206	2069 S 29 RD	07/22/22	\$165,000	WD	\$165,000	\$84,800	51.39	\$169,519	\$20,841	\$144,159	\$139,604	1.033
2210-08-1101	1100 S 29 RD	07/06/23	\$205,000	WD	\$205,000	\$71,400	34.83	\$142,723	\$24,594	\$180,406	\$104,262	1.730
2210-09-2208	1131 S 29 RD	02/20/24	\$394,500	WD	\$394,500	\$186,200	47.20	\$372,351	\$50,401	\$344,099	\$218,419	1.575
2210-17-1106	2164 S 29 RD	04/27/22	\$225,000	PTA	\$225,000	\$83,700	37.20	\$167,369	\$44,993	\$180,007	\$114,907	1.567
2210-01-3102	5481 E 28 RD	06/12/23	\$410,000	WD	\$410,000	\$193,100	47.10	\$462,067	\$80,131	\$329,869	\$259,115	1.273
2210-01-3305	859 S 35 RD	07/29/22	\$230,000	WD	\$230,000	\$77,800	33.83	\$155,660	\$9,767	\$220,233	\$136,989	1.608
2210-11-1105	4810 E 28 RD	05/20/22	\$260,000	WD	\$260,000	\$90,500	34.81	\$180,919	\$35,502	\$224,498	\$136,542	1.644
2210-12-1201	5720 E 28 RD	02/29/24	\$230,000	PTA	\$230,000	\$111,200	48.35	\$222,418	\$71,170	\$158,830	\$103,786	1.530
2210-13-4302	2801 S 35 1/2 RD	02/02/24	\$165,000	WD	\$165,000	\$98,900	59.94	\$197,797	\$55,958	\$109,042	\$96,227	1.133
2210-14-4202	2531 S 33 1/2 RD	08/31/22	\$232,000	WD	\$232,000	\$87,800	37.84	\$175,675	\$17,116	\$214,884	\$149,613	1.436
2210-14-4407	4821 E 32 RD	08/18/23	\$266,500	WD	\$266,500	\$101,200	37.97	\$202,319	\$20,013	\$246,487	\$160,906	1.532
2210-16-3205	2120 E M-115 HWY	09/22/23	\$335,000	WD	\$335,000	\$151,700	45.28	\$303,407	\$51,797	\$283,203	\$223,569	1.267
2210-17-3301-04	1141 E 32	10/18/23	\$337,000	WD	\$337,000	\$132,800	39.41	\$265,549	\$21,500	\$315,500	\$215,401	1.465
2210-19-3303-01	3933 S 25 RD	02/07/24	\$150,000	WD	\$150,000	\$90,900	60.60	\$181,746	\$17,816	\$132,184	\$111,214	1.189
2210-20-1202	1630 E 32 RD	09/23/22	\$115,000	WD	\$115,000	\$43,500	37.83	\$86,983	\$58,857	\$56,143	\$39,459	1.423
2210-20-2103	1258 E 32 RD	09/15/22	\$140,000	WD	\$140,000	\$60,800	43.43	\$121,540	\$6,459	\$133,541	\$108,057	1.236
2210-22-3101	3527 S 31 RD	10/04/22	\$250,000	WD	\$250,000	\$141,100	56.44	\$282,107	\$42,827	\$207,173	\$224,676	0.922
2210-22-3101	3527 S 31 RD	10/05/22	\$305,000	LC	\$305,000	\$141,100	46.26	\$282,107	\$42,827	\$262,173	\$224,676	1.167
2210-23-1203	4508 E 32 RD	09/08/23	\$120,000	MLC	\$120,000	\$89,700	74.75	\$179,335	\$12,732	\$107,268	\$147,046	0.729
2210-25-1403	4390 S 37 RD	02/20/23	\$99,900	WD	\$99,900	\$67,100	67.17	\$134,268	\$52,454	\$47,446	\$72,210	0.657
2210-25-3414		09/09/22	\$245,000	WD	\$245,000	\$108,900	44.45	\$217,788	\$36,546	\$208,454	\$147,112	1.417
2210-25-3415	4804 WHITE PINE LN	05/31/23	\$225,000	WD	\$225,000	\$78,800	35.02	\$157,673	\$19,065	\$205,935	\$122,337	1.683
2210-28-2202	2190 E 34 RD	11/30/23	\$165,000	PTA	\$165,000	\$56,900	34.48	\$113,883	\$25,000	\$140,000	\$78,449	1.785
2210-31-2305	5311 S 25 RD	03/13/24	\$325,000	WD	\$325,000	\$197,600	60.80	\$395,296	\$29,670	\$295,330	\$248,050	1.191
2210-36-4302	1401 E LAKE MITCHELL DR	08/11/22	\$727,500	WD	\$727,500	\$165,100	22.69	\$330,171	\$131,452	\$596,048	\$186,591	3.194
2210-34-4405	4573 W LAKE MITCHELL DR	11/23/22	\$367,000	WD	\$367,000	\$134,100	36.54	\$268,168	\$85,957	\$281,043	\$171,090	1.643
2210-17-3301-05	2879 S 27	04/18/23	\$37,500	WD	\$37,500	\$23,500	62.67	\$47,072	\$21,500	\$16,000	\$22,570	0.709
Totals:			\$7,226,800		\$7,226,800	\$3,076,800		\$6,229,162		\$6,092,123	\$4,341,891	

Sale. Ratio => 42.57
Std. Dev. => 11.92
E.C.F. => 1.403
Ave. E.C.F. => 1.384

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
raul houses												
2210-19-2101-02	362 E 32 RD	07/27/23	\$279,900	WD	\$279,900	\$110,000	39.30	\$220,034	\$32,558	\$247,342	\$210,411	1.176
2210-20-4302	1505 E 34 RD	05/23/22	\$220,000	MLC	\$220,000	\$96,600	43.91	\$193,218	\$15,174	\$204,826	\$168,601	1.215
2210-16-2206	2069 S 29 RD	07/22/22	\$165,000	WD	\$165,000	\$84,800	51.39	\$169,519	\$20,841	\$144,159	\$139,604	1.033
2210-08-1101	1100 S 29 RD	07/06/23	\$205,000	WD	\$205,000	\$71,400	34.83	\$142,723	\$24,594	\$180,406	\$104,262	1.730
2210-09-2208	1131 S 29 RD	02/20/24	\$394,500	WD	\$394,500	\$186,200	47.20	\$372,351	\$50,401	\$344,099	\$218,419	1.575
2210-17-1106	2164 S 29 RD	04/27/22	\$225,000	PTA	\$225,000	\$83,700	37.20	\$167,369	\$44,993	\$180,007	\$114,907	1.567
2210-01-3102	5481 E 28 RD	06/12/23	\$410,000	WD	\$410,000	\$193,100	47.10	\$462,067	\$80,131	\$329,869	\$259,115	1.273
2210-01-3305	859 S 35 RD	07/29/22	\$230,000	WD	\$230,000	\$77,800	33.83	\$155,660	\$9,767	\$220,233	\$136,989	1.608
2210-11-1105	4810 E 28 RD	05/20/22	\$260,000	WD	\$260,000	\$90,500	34.81	\$180,919	\$35,502	\$224,498	\$136,542	1.644
2210-12-1201	5720 E 28 RD	02/29/24	\$230,000	PTA	\$230,000	\$111,200	48.35	\$222,418	\$71,170	\$158,830	\$103,786	1.530
2210-13-4302	2801 S 35 1/2 RD	02/02/24	\$165,000	WD	\$165,000	\$98,900	59.94	\$197,797	\$55,958	\$109,042	\$96,227	1.133
2210-14-4202	2531 S 33 1/2 RD	08/31/22	\$232,000	WD	\$232,000	\$87,800	37.84	\$175,675	\$17,116	\$214,884	\$149,613	1.436
2210-14-4407	4821 E 32 RD	08/18/23	\$266,500	WD	\$266,500	\$101,200	37.97	\$202,319	\$20,013	\$246,487	\$160,906	1.532
2210-16-3205	2120 E M-115 HWY	09/22/23	\$335,000	WD	\$335,000	\$151,700	45.28	\$303,407	\$51,797	\$283,203	\$223,569	1.267
2210-17-3301-04	1141 E 32	10/18/23	\$337,000	WD	\$337,000	\$132,800	39.41	\$265,549	\$21,500	\$315,500	\$215,401	1.465
2210-19-3303-01	3933 S 25 RD	02/07/24	\$150,000	WD	\$150,000	\$90,900	60.60	\$181,746	\$17,816	\$132,184	\$111,214	1.189
2210-20-1202	1630 E 32 RD	09/23/22	\$115,000	WD	\$115,000	\$43,500	37.83	\$86,983	\$58,857	\$56,143	\$39,459	1.423
2210-20-2103	1258 E 32 RD	09/15/22	\$140,000	WD	\$140,000	\$60,800	43.43	\$121,540	\$6,459	\$133,541	\$108,057	1.236
2210-22-3101	3527 S 31 RD	10/04/22	\$250,000	WD	\$250,000	\$141,100	56.44	\$282,107	\$42,827	\$207,173	\$224,676	0.922
2210-22-3101	3527 S 31 RD	10/05/22	\$305,000	LC	\$305,000	\$141,100	46.26	\$282,107	\$42,827	\$262,173	\$224,676	1.167
2210-23-1203	4508 E 32 RD	09/08/23	\$120,000	MLC	\$120,000	\$89,700	74.75	\$179,335	\$12,732	\$107,268	\$147,046	0.729
2210-25-1403	4390 S 37 RD	02/20/23	\$99,900	WD	\$99,900	\$67,100	67.17	\$134,268	\$52,454	\$47,446	\$72,210	0.657
2210-25-3414		09/09/22	\$245,000	WD	\$245,000	\$108,900	44.45	\$217,788	\$36,546	\$208,454	\$147,112	1.417
2210-25-3415	4804 WHITE PINE LN	05/31/23	\$225,000	WD	\$225,000	\$78,800	35.02	\$157,673	\$19,065	\$205,935	\$122,337	1.683
2210-28-2202	2190 E 34 RD	11/30/23	\$165,000	PTA	\$165,000	\$56,900	34.48	\$113,883	\$25,000	\$140,000	\$78,449	1.785
2210-31-2305	5311 S 25 RD	03/13/24	\$325,000	WD	\$325,000	\$197,600	60.80	\$395,296	\$29,670	\$295,330	\$248,050	1.191
2210-36-4302	1401 E LAKE MITCHELL DR	08/11/22	\$727,500	WD	\$727,500	\$165,100	22.69	\$330,171	\$131,452	\$596,048	\$186,591	3.194
2210-34-4405	4573 W LAKE MITCHELL DR	11/23/22	\$367,000	WD	\$367,000	\$134,100	36.54	\$268,168	\$85,957	\$281,043	\$171,090	1.643
2210-17-3301-05	2879 S 27	04/18/23	\$37,500	WD	\$37,500	\$23,500	62.67	\$47,072	\$21,500	\$16,000	\$22,570	0.709
Totals:			\$7,226,800		\$7,226,800	\$3,076,800		\$6,229,162		\$6,092,123	\$4,341,891	
							Sale. Ratio =>				E.C.F. =>	1.403
							Std. Dev. =>				Ave. E.C.F. =>	1.384

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Trailer Rual												
2210-01-4202	5507 E 28 RD	04/24/23	\$189,900	WD	\$189,900	\$54,700	28.80	\$109,494	\$12,834	\$177,066	\$75,634	2.341
2210-15-4101	2800 S 33 RD	10/21/22	\$255,000	WD	\$255,000	\$67,800	26.59	\$135,618	\$80,060	\$174,940	\$78,508	2.228
2210-20-4404	3934 S 29 RD	03/06/23	\$45,000	WD	\$45,000	\$22,400	49.78	\$44,839	\$13,035	\$31,965	\$24,886	1.284
2210-23-1202	4600 E 32 RD	04/07/23	\$160,000	WD	\$160,000	\$52,900	33.06	\$105,711	\$14,974	\$145,026	\$70,999	2.043
Totals:			\$649,900		\$649,900	\$197,800		\$395,662		\$528,997	\$250,027	

Sale. Ratio => 30.44 E.C.F. => 2.116

Std. Dev. => 10.50 Ave. E.C.F. => 1.974

Parcel Number Comm/Ind ECF	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.
44-018-010-05	924 N STATE	09/28/22	\$100,000	QC	\$100,000	\$0	0.00	\$193,254	\$29,453	\$70,547	\$265,911	0.265		
44-210-006-00	300 N STATE	08/11/23	\$20,000	WD	\$20,000	\$11,100	55.50	\$24,792	\$7,695	\$12,305	\$24,886	0.494		
41-124-009-00	712 MICHIGAN AVE - VOB	06/27/23	\$75,000	WD	\$75,000	\$55,500	74.00	\$105,708	\$12,453	\$62,547	\$124,174	0.504		
2109-16-1206	8179 S MACKINAW TRL	03/21/24	\$420,000	WD	\$420,000	\$340,500	81.07	\$728,647	\$14,522	\$405,478	\$769,531	0.527		
2112-07-4402	1198 W M-55 HWY	07/18/22	\$90,000	WD	\$65,000	\$26,300	40.46	\$83,343	\$24,940	\$40,060	\$71,050	0.564		
10-086-00-279-00	209 S SHELBY ST	09/13/22	\$85,000	WD	\$85,000	\$41,600	48.94	\$108,314	\$42,135	\$42,865	\$71,314	0.601		
10-086-00-163-00	101 E HARRIS ST	06/23/22	\$400,000	WD	\$400,000	\$213,600	53.40	\$564,887	\$65,580	\$334,420	\$538,046	0.622		
051-105-004-00	113 S MAIN	05/02/23	\$312,600	LC	\$312,600	\$162,000	51.82	\$478,436	\$132,256	\$180,344	\$278,728	0.647		
052-119-004-00	105 GRACE	01/26/23	\$55,000	WD	\$55,000	\$25,800	46.91	\$63,031	\$30,400	\$24,600	\$35,977	0.684		
11-022-034-50	3360 S M-37	08/01/22	\$320,000	MLC	\$320,000	\$113,200	35.38	\$332,484	\$152,997	\$167,003	\$238,997	0.699		
2209-29-3408	4675 S 39 RD	08/25/22	\$1,000,000	WD	\$1,000,000	\$549,000	54.90	\$1,281,105	\$127,015	\$872,985	\$1,243,631	0.702		
2209-29-4306	1030 W 13TH ST	06/29/22	\$150,000	WD	\$150,000	\$51,100	34.07	\$157,989	\$124,815	\$25,185	\$35,748	0.705		
2209-34-2211	1156 PLETT RD	04/21/22	\$300,000	WD	\$300,000	\$161,600	53.87	\$372,462	\$64,434	\$235,566	\$331,927	0.710		
052-119-008-00	104 W MAPLE	05/05/22	\$347,500	WD	\$347,500	\$184,300	53.04	\$447,016	\$106,980	\$240,520	\$337,337	0.713		
02-511-009-00	4191 E 5 MILE RD	12/09/22	\$80,000	WD	\$80,000	\$38,800	48.50	\$80,700	\$18,512	\$61,488	\$85,350	0.720		
04-027-010-10	8887 W 8 MILE RD	12/11/23	\$32,000	WD	\$32,000	\$17,200	53.75	\$32,457	\$17,220	\$14,780	\$20,289	0.728		
03-007-003-01	5482 W 10 1/2 MILE RD	07/01/23	\$101,000	WD	\$101,000	\$54,200	53.66	\$102,457	\$28,173	\$72,827	\$98,913	0.736		
12-019-011-00	11987 W US 10	05/11/23	\$50,000	WD	\$50,000	\$15,400	30.80	\$50,158	\$14,523	\$35,477	\$47,450	0.748		
04-028-002-50	7969 N BASS LAKE RD	04/29/22	\$100,000	WD	\$100,000	\$47,400	47.40	\$99,467	\$30,930	\$69,070	\$91,261	0.757		
14-015-005-15	8320 S M-37	04/29/22	\$94,000	MLC	\$94,000	\$19,400	20.64	\$93,246	\$21,452	\$72,548	\$95,598	0.759		
14-015-005-10	8222 S M-37	09/15/23	\$70,000	WD	\$70,000	\$32,500	46.43	\$68,918	\$29,788	\$40,212	\$52,104	0.772		
01-023-017-00	10978 E 8 MILE RD	01/19/24	\$71,000	WD	\$71,000	\$7,400	10.42	\$69,001	\$14,636	\$56,364	\$72,390	0.779		
005-101-001-50	500 E PROSPER	09/26/23	\$340,000	WD	\$340,000	\$157,100	46.21	\$381,785	\$60,955	\$279,045	\$338,786	0.824		
11-034-004-00	5408 S M-37	01/17/23	\$130,000	WD	\$130,000	\$66,400	51.08	\$120,582	\$38,775	\$91,225	\$108,931	0.837		
009-033-006-90	9475 W WATERGATE	04/27/23	\$450,000	MLC	\$450,000	\$247,600	55.02	\$505,895	\$21,725	\$428,275	\$511,267	0.838		
41-115-005-50	835 MAPLE ST - VOB	04/14/22	\$63,800	WD	\$63,800	\$25,000	39.18	\$57,702	\$11,765	\$52,035	\$61,168	0.851		
10-051-00-136-01	320 PEARL ST	10/18/22	\$1,250,000	WD	\$1,250,000	\$546,100	43.69	\$1,329,287	\$100,099	\$1,149,901	\$1,324,556	0.868		
14-022-014-01	9110 S M-37	10/31/23	\$445,000	MLC	\$445,000	\$97,100	21.82	\$387,755	\$40,486	\$404,514	\$462,409	0.875		
052-100-015-00	123 S ROLAND	06/05/23	\$165,000	WD	\$165,000	\$81,700	49.52	\$169,644	\$13,200	\$151,800	\$172,485	0.880		
2109-10-3202	7555 S US 131 HWY	04/12/22	\$2,000,000	WD	\$1,500,000	\$550,200	36.68	\$1,521,302	\$616,854	\$883,146	\$974,621	0.906		
2209-28-1107-02	8866 E 34 RD	03/22/23	\$5,963,000	CD	\$5,963,000	\$2,199,200	36.88	\$5,996,106	\$996,065	\$4,966,935	\$5,387,975	0.922		
2209-28-4213	1451 HANTHORNS ST	09/23/22	\$516,000	WD	\$516,000	\$203,600	39.46	\$505,301	\$164,439	\$351,561	\$367,308	0.957		
009-025-015-00	6170 W BLUE	11/27/23	\$280,000	MLC	\$280,000	\$84,200	30.07	\$334,871	\$66,399	\$213,601	\$216,161	0.988		
2209-SAE-48-03	1556 HANTHORNS ST	04/22/22	\$250,000	WD	\$250,000	\$99,200	39.68	\$233,265	\$89,740	\$160,260	\$154,661	1.036		
051-120-042-50	105 S HOUGHTON	06/21/22	\$112,000	MLC	\$112,000	\$58,400	52.14	\$110,153	\$25,000	\$87,000	\$80,561	1.080		

007-031-046-40	130 N MOREY	06/29/23	\$325,000	WD	\$325,000	\$139,000	42.77	\$318,274	\$159,364	\$165,636	\$152,798	1.084
43-311-005-00	303 WOLFE ST	05/06/22	\$175,000	WD	\$175,000	\$53,700	30.69	\$114,689	\$22,762	\$152,238	\$138,236	1.101
Totals:			\$16,737,900		\$16,212,900	\$6,776,400	41.80	\$17,624,483		\$12,674,363	\$15,382,536	0.824
						Std. Dev. =>	15.26				Ave. E.C.F. =>	0.770
						Sale. Ratio =>						

Parcel Number	Street Address	County	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.
2109-28-3101-01	10603 S 41 RD	Wextford	07/21/22	\$189,900	WD	\$189,900	\$98,100	51.66	\$191,513	\$185,931	\$3,969	\$5,378	0.738
012-027-009-00	4720 VANDERMEULEN	Missaukee	09/06/22	\$384,000	WD	\$384,000	\$180,400	46.98	\$385,416	\$382,274	\$1,726	\$3,001	0.575
013-025-005-50	10601 S GREEN	Missaukee	04/26/22	\$1,610,500	M.L.C	\$1,610,500	\$889,300	55.22	\$2,002,607	\$911,699	\$698,801	\$971,423	0.719
015-006-001-00	5759 N 7 MILE	Missaukee	08/18/23	\$375,000	LC	\$375,000	\$181,700	48.45	\$390,634	\$297,510	\$77,490	\$87,605	0.885
01 016 001 60	21539 22 MILE RD	Osceola	06/24/22	\$673,000		\$673,000	\$240,000	59.33	\$270,584	\$168,385	\$504,615	\$342,881	1.472
06 035 014 10	18226 80TH AVE	Osceola	03/07/24	\$240,000		\$240,000	\$142,400	62.69	\$93,721	\$111,292	\$172,253	\$259,037	0.665
07 021 001 40	10121 ALPINE DR	Osceola	09/11/23	\$175,000		\$175,000	\$109,700	35.49	\$138,475	\$96,196	\$63,708	\$87,721	0.726
07 008 003 05	16254 230TH AVE	Osceola	04/06/22	\$273,000		\$273,000	\$96,900	33.13	\$106,000	\$371,114	\$176,804	\$128,079	1.380
04 020 004 01	10851 W STRIEF RD	Osceola	09/16/22	\$1,400,000		\$1,400,000	\$320,000			\$1,028,886	\$371,114	\$261,985	1.417
10 010 009 00	16067 20TH AVE	Osceola	11/07/22	\$320,000		\$320,000	\$106,000			\$86,300	\$233,700	\$219,625	1.064
Totals:				\$2,184,400		\$5,640,400	\$1,804,500	31.99	\$3,698,575	\$2,304,180	\$2,366,734	\$0.974	0.974
							Sale. Ratio =>	10.55			Ave. E.C.F. =>	0.964	0.964