

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Other Parcels in Sale	Property Class	
005-004-000-1300-00	3160 SANILAC	9/27/2021	\$1,214,000	WD	\$1,214,000	\$865,050	\$348,950	\$592,907	0.589	2,989	\$116.74	40.0776	005-004-000-1100-00, 005-004-000-1500-01	101	
005-004-000-2500-02	3978 HURDS CORNER	8/6/2021	\$160,000	WD	\$160,000	\$15,540	\$144,460	\$172,591	0.837	1,771	\$81.57	15.2310		401	
005-016-000-2100-01	4830 HURDS CORNER	5/12/2022	\$220,000	WD	\$220,000	\$17,500	\$202,500	\$236,154	0.857	1,344	\$150.67	13.1826		401	
005-016-000-2200-02	HURDS CORNER	8/13/2021	\$110,000	WD	\$110,000	\$88,526	\$21,474	\$33,323	0.644	0	\$0.00	34.4897		101	
005-016-000-2200-02	HURDS CORNER	5/5/2022	\$147,000	MLC	\$147,000	\$88,526	\$58,474	\$33,323	1.755	0	\$0.00	76.5446		101	
005-016-000-2200-02	HURDS CORNER	1/27/2023	\$145,000	WD	\$145,000	\$88,526	\$56,474	\$33,323	1.695	0	\$0.00	70.5428		101	
005-030-000-0300-00	2150 SNOVER	1/6/2023	\$260,000	WD	\$260,000	\$158,250	\$101,750	\$177,619	0.573	780	\$130.45	41.6462		101	
005-034-000-1200-02	6849 HURDS CORNER	7/13/2021	\$305,000	WD	\$305,000	\$42,000	\$263,000	\$272,619	0.965	2,698	\$97.48	2.4602		401	
Totals:			\$2,561,000		\$2,561,000		\$1,197,082	\$1,551,860			\$72.11		21.7932		
									E.C.F. =>	0.771	Std. Deviation=>		0.474753287		
									Ave. E.C.F. =>	0.989	Ave. Variance=>		36.7719	Coefficient of Var=>	37.16893122

****Due to lack of improved Agricultural sales we have added Residential properties with farm homes on them.**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by		
												Mean (%)	Other Parcels in Sale	
007-033-000-1800-00	DOERR RD	10/11/21	\$75,000	WD	\$75,000	\$45,882	\$29,118	\$82,948	0.351	5,472	\$5.32	8.5692		
013-011-200-1150-00	1131 WEEDEN	05/10/21	\$75,000	WD	\$75,000	\$48,662	\$26,338	\$187,324	0.141	5,682	\$4.64	12.4746		
017-004-000-2000-00	7830 STATE	06/25/21	\$37,500	WD	\$37,500	\$28,308	\$9,192	\$34,622	0.265	1,664	\$5.52	0.0149		
020-024-000-0200-00	3026 SAGINAW	06/29/21	\$95,000	WD	\$95,000	\$51,978	\$43,022	\$137,348	0.313	4,312	\$9.98	4.7886		
035-500-251-0500-00	4546 LEACH	06/29/20	\$17,500	WD	\$17,500	\$3,994	\$13,506	\$48,731	0.277	1,197	\$11.28	1.1807		
035-500-551-0300-00	6523 MAIN	10/28/21	\$61,300	WD	\$61,300	\$24,398	\$36,902	\$136,907	0.270	2,960	\$12.47	0.4193		
041-009-000-9300-02	4780 INDUSTRIAL	01/04/21	\$55,000	WD	\$55,000	\$22,912	\$32,088	\$171,982	0.187	1,792	\$17.91	7.8770		
041-500-113-0160-00	8484 STATE	06/09/22	\$50,000	WD	\$50,000	\$6,265	\$43,735	\$171,229	0.255	6,000	\$7.29	0.9929		
042-500-110-0700-00	9776 SAGINAW	11/17/20	\$100,000	WD	\$80,000	\$30,573	\$49,427	\$150,204	0.329	2,216	\$22.30	6.3718		
Totals:			\$566,300		\$546,300		\$283,328	\$1,121,295			\$10.75		1.2668	
								E.C.F. =>		0.253	Std. Deviation:	0.0668188	Coefficient	
								Ave. E.C.F. =>		0.265	Ave. Variance:	4.7432	of Var=>	17.87551824

Due to lack of sales in the time frame, we have added historical sales. Similar properties were also added from other units within the County.

Parcel Number	Street Address	Sale Date	Sale Price Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	
005-021-150-0300-00	3018 PHELPS LAKE	04/12/21	\$159,900 WD	\$159,900	\$76,011	\$83,889	\$148,567	0.565	920	\$91.18	BCLAK	26.6452	005-021-150-0200-00	
005-021-150-1700-00	5052 BIRCH DR	12/29/20	\$146,000 WD	\$146,000	\$63,968	\$82,032	\$89,457	0.917	944	\$86.90	BCLAK	8.5893		
Totals:			\$305,900	\$305,900		\$165,921	\$238,024			\$89.04		4.3750		
								E.C.F. =>	0.697	Std. Deviation=>		0.24915	Coefficient	
								Ave. E.C.F. =>	0.741	Ave. Variance=>		17.61723	of Var=>	23.78052

Birchcrest Acres On Lake

Parcel Number	Street Address	Sale Date	Sale Price Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	
005-021-150-1700-00	5052 BIRCH DR	12/29/20	\$146,000 WD	\$146,000	\$63,968	\$82,032	\$89,457	0.917	944	\$86.90	BCLAK	8.5893		
005-021-150-3200-00	5021 FAIRWAY	04/09/21	\$119,900 WD	\$119,900	\$8,079	\$111,821	\$110,532	1.012	792	\$141.19	BCNLK	18.0559		
005-021-150-0300-00	3018 PHELPS LAKE	04/12/21	\$159,900 WD	\$159,900	\$76,011	\$83,889	\$148,567	0.565	920	\$91.18	BCLAK	26.6452	005-021-150-0200-00	
Totals:			\$425,800	\$425,800		\$277,742	\$348,556			\$106.42		3.4269		
								E.C.F. =>	0.797	Std. Deviation=>		0.23556	Coefficient	
								Ave. E.C.F. =>	0.831	Ave. Variance=>		17.76346	of Var=>	21.37328

Birchcrest Acres Off Lake

Due to lack of sales in the time frame, we have added historical sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale
005-007-210-1400-00	4158 LAKEVIEW	07/09/21	\$325,000	WD	\$325,000	\$56,849	\$268,151	\$217,690	1.232	1,760	\$152.36	CATLK	40.2513	
005-007-210-4900-00	4321 LAKEVIEW	05/24/21	\$135,000	WD	\$135,000	\$66,833	\$68,167	\$70,216	0.971	768	\$88.76	CATLK	14.1525	005-007-200-0900-00
005-007-210-5000-00	2247 LAKEVIEW	12/20/21	\$240,000	WD	\$240,000	\$127,633	\$112,367	\$192,820	0.583	1,568	\$71.66	CATLK	24.6532	005-007-210-5100-00, 005-007-210-7200-00, 005-007-210-7100-00
005-007-210-5000-00	2247 LAKEVIEW	12/20/21	\$279,000	WD	\$279,000	\$127,633	\$151,367	\$192,820	0.785	1,568	\$96.54	CATLK	4.4270	005-007-210-5100-00, 005-007-210-7200-00, 005-007-210-7100-00
005-007-210-6700-01	2139 CAT LAKE HILLS	10/07/21	\$195,000	WD	\$195,000	\$79,977	\$115,023	\$199,675	0.576	1,235	\$93.14	CATLK	25.3237	
Totals:			\$1,174,000		\$1,174,000		\$715,075	\$873,221			\$100.49		1.0395	
									E.C.F. =>	0.819	Std. Deviation=>	0.27790	Coefficient	
									Ave. E.C.F. =>	0.829	Ave. Variance=>	21.76154	of Var=>	26.24122498

Cat Lake Subs/Cat Lake M&B's - On Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale
005-007-000-0500-04	4117 LAKEVIEW	09/10/21	\$280,000	WD	\$280,000	\$112,785	\$167,215	\$155,121	1.078	1,360	\$122.95	CATNL	7.1142	005-007-210-0400-00
005-007-200-0900-00	LAKEVIEW	05/24/21	\$135,000	WD	\$135,000	\$64,836	\$70,164	\$70,216	0.999	768	\$91.36	CATNL	0.7570	005-007-210-4900-00
005-007-210-0100-00	4108 LAKEVIEW	07/22/21	\$172,000	WD	\$172,000	\$30,090	\$141,910	\$202,521	0.701	1,400	\$101.36	CATNL	30.6105	
005-007-220-0800-02	4137 LAKEVIEW	05/03/21	\$235,000	WD	\$235,000	\$7,304	\$227,696	\$220,199	1.034	1,500	\$151.80	CATNL	2.7224	
005-007-220-1200-00	4149 LAKEVIEW	05/07/21	\$105,000	WD	\$105,000	\$13,509	\$91,491	\$74,862	1.222	690	\$132.60	CATNL	21.5309	005-007-220-1100-00, 005-007-220-1000-00
Totals:			\$927,000		\$927,000		\$698,476	\$722,918			\$120.01		4.0634	
									E.C.F. =>	0.966	Std. Deviation=>	0.190995702	Coefficient	
									Ave. E.C.F. =>	1.007	Ave. Variance=>	12.5470	of Var=>	12.46193485

Cat Lake - Off Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale
005-007-250-1100-00	2144 CAT LAKE HILLS	12/02/19	\$320,400	WD	\$320,400	\$17,343	\$303,057	\$407,928	0.743	2,724	\$111.25	CLHIL	0.9525	005-007-250-1200-00
005-007-250-1500-00	2127 CAT LAKE HILLS	10/24/18	\$134,900	WD	\$134,900	\$30,978	\$103,922	\$146,106	0.711	1,525	\$68.15	CLHIL	2.2117	
005-007-250-3200-01	2108 CAT LAKE HILLS	07/26/21	\$58,500	WD	\$58,500	\$15,302	\$43,198	\$57,907	0.746	560	\$77.14	CLHIL	1.2593	
Totals:			\$513,800		\$513,800		\$450,177	\$611,941			\$85.51		0.2260	
									E.C.F. =>	0.736	Std. Deviation=>	0.019215626	Coefficient	
									Ave. E.C.F. =>	0.733	Ave. Variance=>	1.4745	of Var=>	2.010515192

Cat Lake Hill

Due to lack of sales in the time frame, we have added historical sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale
005-005-000-3500-00	3825 BYINGTON	08/28/20	\$105,000	WD	\$105,000	\$32,285	\$72,715	\$124,293	0.585	1,122	\$64.81	HARLK	23.0549	
005-005-000-2900-07	3805 BYINGTON	05/18/20	\$268,000	WD	\$268,000	\$81,771	\$186,229	\$246,565	0.755	1,468	\$126.86	HARLK	6.0283	
005-005-000-4000-00	3809 LEE HILL	06/28/22	\$425,000	WD	\$425,000	\$112,905	\$312,095	\$282,080	1.106	2,664	\$117.15	LKEVE	29.0832	
Totals:			\$798,000		\$798,000		\$571,039	\$652,938			\$102.94		5.8992	
									E.C.F. =>	0.875	Std. Deviation=>	0.26586638		
									Ave. E.C.F. =>	0.816	Ave. Variance=>	19.3888	ient of Var=>	23.7731

Harmon Lake/Lee Hill Sub/Lake Evergreen

Due to lack of sales in the time frame, we have added historical sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	
005-003-000-2600-00	3886 PLAIN RD	08/04/21	\$130,000	WD	\$130,000	\$20,460	\$109,540	\$170,484	0.643	1,104	\$99.22	RES	25.6636		
005-004-000-2500-02	3978 HURDS CORNER	08/06/21	\$160,000	WD	\$160,000	\$26,030	\$133,970	\$172,593	0.776	1,771	\$75.65	RES	12.2939		
005-004-000-2500-02	3978 HURDS CORNER	01/13/23	\$189,900	WD	\$189,900	\$26,030	\$163,870	\$172,593	0.949	1,771	\$92.53	RES	5.0301		
005-007-000-1200-00	2016 MEAD	06/28/21	\$179,500	WD	\$179,500	\$16,000	\$163,500	\$187,427	0.872	1,092	\$149.73	RES	2.6819		
005-010-000-1300-00	3775 SHAY LAKE	05/18/21	\$145,000	WD	\$145,000	\$25,600	\$119,400	\$167,121	0.714	1,124	\$106.23	RES	18.4709		
005-010-000-1300-00	3775 SHAY LAKE	03/24/23	\$198,948	WD	\$198,948	\$25,600	\$173,348	\$167,121	1.037	1,124	\$154.22	RES	13.8099		
005-010-000-2300-00	3895 SHAY LAKE	10/21/22	\$178,000	WD	\$178,000	\$9,000	\$169,000	\$133,982	1.261	1,056	\$160.04	RES	36.2207		
005-011-000-0100-02	4100 TURNER	10/25/21	\$99,900	WD	\$99,900	\$16,500	\$83,400	\$113,222	0.737	872	\$95.64	RES	16.2554		
005-015-000-0200-00	3784 SHAY LAKE	10/22/21	\$260,000	WD	\$260,000	\$151,491	\$108,509	\$146,920	0.739	1,776	\$61.10	RES	16.0601		
005-015-000-0200-02	3784 SHAY LAKE	02/01/22	\$190,000	WD	\$190,000	\$18,971	\$171,029	\$146,920	1.164	1,776	\$96.30	RES	26.4937		
005-015-000-1900-00	4860 S PLAIN RD	11/14/22	\$240,000	WD	\$240,000	\$82,393	\$157,607	\$186,991	0.843	1,890	\$83.39	RES	5.6300		
005-015-000-2110-00	3901 PHELPS LAKE	07/20/22	\$179,900	WD	\$179,900	\$27,700	\$152,200	\$196,709	0.774	1,516	\$100.40	RES	12.5430		
005-016-000-2100-01	4830 HURDS CORNER	05/12/22	\$220,000	WD	\$220,000	\$27,500	\$192,500	\$236,154	0.815	1,344	\$143.23	RES	8.4015		
005-019-000-0100-04	5036 TREASURER	04/30/21	\$170,000	WD	\$170,000	\$15,610	\$154,390	\$214,665	0.719	1,344	\$114.87	RES	17.9945		
005-021-000-0300-01	3374 PHELPS LAKE	05/03/22	\$86,000	MLC	\$86,000	\$16,110	\$69,890	\$101,811	0.686	1,002	\$69.75	RES	21.2693		
005-028-000-0750-00	3151 MAYVILLE	04/16/21	\$126,000	PTA	\$126,000	\$16,000	\$110,000	\$103,294	1.065	768	\$143.23	RES	16.5761		
005-030-000-1100-00	2139 OHMER	09/28/22	\$220,000	WD	\$220,000	\$45,038	\$174,962	\$278,406	0.628	1,970	\$88.81	RES	27.0718		
005-031-000-1600-01	417 BROWN	02/22/23	\$280,000	WD	\$280,000	\$34,728	\$245,272	\$170,206	1.441	1,198	\$204.73	RES	54.1871		
005-034-000-1200-02	6849 HURDS CORNER	07/13/21	\$305,000	WD	\$305,000	\$63,750	\$241,250	\$272,620	0.885	2,698	\$89.42	RES	1.4229		
005-035-000-1900-02	6865 PLAIN	07/14/21	\$365,000	WD	\$365,000	\$27,125	\$337,875	\$452,690	0.746	2,010	\$168.10	RES	15.2788		
005-035-000-2400-00	4283 CLIFFORD RD	05/05/22	\$179,000	WD	\$179,000	\$10,317	\$168,683	\$214,594	0.786	1,880	\$89.73	RES	11.3103		
005-035-000-3800-00	2765 MARLETTE	12/16/22	\$122,000	WD	\$122,000	\$2,808	\$119,192	\$87,476	1.363	1,090	\$109.35	RES	46.3409		
005-036-000-0200-00	4930 MAYVILLE	08/08/22	\$201,500	WD	\$201,500	\$39,987	\$161,513	\$150,146	1.076	1,456	\$110.93	RES	17.6543		
005-036-000-1340-00	6685 MAPLE GROVE	12/09/21	\$215,000	WD	\$215,000	\$26,825	\$188,175	\$218,933	0.860	1,800	\$104.54	RES	3.9648		
Totals:			\$4,640,648		\$4,640,648		\$3,869,075	\$4,463,078			\$112.96		3.2252		
									E.C.F. =>	0.867	Std. Deviation=>		0.2258	Coefficient of	
									Ave. E.C.F. =>	0.899	Ave. Variance=>		18.0261	Var=>	20.0477

Residential Properties

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale
005-013-523-1500-00	SUCKER CREEK	05/03/18	\$137,000	WD	\$137,000	\$18,886	\$118,114	\$219,874	0.537	1,872	\$63.10	SHYCL	8.6607	005-013-523-5200-00, 005-013-523-1600-00
005-014-550-0100-00	4509 ARDEN PARK	10/28/21	\$87,500	WD	\$87,500	\$11,456	\$76,044	\$126,633	0.601	1,216	\$62.54	SHYCL	2.3288	
005-013-523-0100-00	4506 SUCKER CREEK	11/30/21	\$78,000	PTA	\$78,000	\$12,359	\$65,641	\$89,467	0.734	1,152	\$56.98	SHYCL	10.9895	
Totals:			\$302,500		\$302,500		\$259,799	\$435,974			\$60.87		2.7891	
									E.C.F. =>	0.596	Std. Deviation=>	0.10030	Coefficient	
									Ave. E.C.F. =>	0.624	Ave. Variance=>	7.32632	of Var=>	11.74473

Shay Lake Subs - On Canals

Due to lack of sales in the time frame, we have added historical sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale
005-013-523-3100-00	4656 SUCKER CREEK	08/27/20	\$135,000	MLC	\$135,000	\$17,867	\$117,133	\$219,656	0.533	1,876	\$62.44	SHYLK	25.6331	
005-013-000-2100-02	4762 MC GOWAN	02/26/21	\$155,000	WD	\$155,000	\$38,200	\$116,800	\$145,325	0.804	1,200	\$97.33	SHYLK	1.4125	
005-014-561-0100-00	4643 ARDEN PARK	07/16/21	\$81,000	WD	\$81,000	\$16,324	\$64,676	\$49,167	1.315	800	\$80.85	SHYLK	52.5835	
005-014-561-1000-00	4677 POINT COURT	12/03/21	\$125,000	WD	\$125,000	\$15,591	\$109,409	\$225,355	0.485	3,044	\$35.94	SHYLK	30.4092	
005-014-561-1500-00	4658 POINT	04/29/22	\$80,500	WD	\$80,500	\$15,312	\$65,188	\$80,474	0.810	880	\$74.08	SHYLK	2.0462	
Totals:			\$576,500		\$576,500		\$473,206	\$719,978			\$70.13		13.2337	
									E. C.F. =>	0.657	Std. Deviation=>	0.32988552	Coefficient	
									Ave. E.C.F. =>	0.790	Ave. Variance=>	22.41688976	of Var=>	28.39062

Shay Lake Subs - On Lake

Due to lack of sales in the time frame, we have added historical sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land +		Cost Man. \$	E.C.F.	Floor	\$/Sq.Ft.	ECF Area	Dev. by	
						Yard	Bldg. Residual			Area			Mean (%)	Other Parcels in Sale
005-012-587-2300-01	4635 SHAY LAKE	11/19/20	\$117,500	WD	\$117,500	\$2,297	\$115,203	\$90,470	1.273	864	\$133.34	SHYNL	43.3228	005-012-587-2400-00
005-012-597-5500-01	4626 AUDREY LANE	06/03/21	\$132,000	WD	\$132,000	\$8,433	\$123,567	\$154,366	0.800	1,232	\$100.30	SHYNL	3.9675	
005-014-561-4500-00	4712 ARDEN PARK	09/03/21	\$49,500	WD	\$49,500	\$2,220	\$47,280	\$76,570	0.617	642	\$73.64	SHYNL	22.2682	
005-014-561-5300-02	4633 ANGLING	07/22/21	\$134,900	WD	\$134,900	\$5,224	\$129,676	\$95,310	1.361	974	\$133.14	SHYNL	52.0415	
005-014-561-8400-00	4676 ANGLING	11/10/21	\$75,000	MLC	\$75,000	\$6,380	\$68,620	\$130,306	0.527	1,240	\$55.34	SHYNL	31.3550	005-014-561-5800-00
005-014-561-8500-00	4672 ANGLING	07/09/21	\$44,000	WD	\$44,000	\$4,537	\$39,463	\$55,759	0.708	640	\$61.66	SHYNL	13.2418	005-014-561-5700-00
005-014-573-6900-00	4269 MIDWAY	02/01/23	\$76,000	WD	\$76,000	\$8,515	\$67,485	\$112,894	0.598	1,896	\$35.59	SHYNL	24.2380	005-014-573-7000-00, 005-014-573-7100-00, 005-014-573-7300-00, 005-014-562-3700-00
005-014-610-3500-00	4817 SUNSET	11/04/21	\$145,000	WD	\$145,000	\$9,000	\$136,000	\$162,443	0.837	1,728	\$78.70	SHYNL	0.2939	005-014-610-3400-00
Totals:			\$773,900		\$773,900		\$727,294	\$878,120			\$83.96		1.1914	
									E.C.F. =>	0.828	Std. Deviation=>	0.312657637	Coefficient	
									Ave. E.C.F. =>	0.840	Ave. Variance=>	23.8411	of Var=>	28.37701

Shay Lake Subs - Off Water

Due to lack of sales in the time frame, we have added historical sales.