

Agricultural ECFs 2025

					A
Parcel ID	Liber/Page	Date of Sale	Sale Price	Land Value	
002-059-002-10	2022/0938	6/23/2022	\$ 175,000.00	\$ 3,098.00	
multi-parcel	2022/1367	9/14/2022	\$ 250,000.00	\$ 192,739.00	
multi-parcel	2023/0169	2/13/2023	\$ 75,000.00	\$ 49,713.00	
002-224-006-10	2023/1186	9/1/2023	\$ 260,000.00	\$ 41,906.00	

There were no Ag sales in Houghton County in the 2 year sales study. Reached out to adjoining E

Agricultural ECFs 2025				
Sale Value of Buildings		Cost New Less Depreciation of Buldings		ECF
\$	171,902.00	\$	184,369.00	0.93
\$	57,261.00	\$	84,199.00	0.68
\$	25,287.00	\$	41,750.00	0.61
\$	218,094.00	\$	216,792.00	1.01
\$	472,544.00	\$	527,110.00	0.89648081045702
ECF Used				0.896

Baraga County

COMMERCIAL INDUSTRIAL ECF 2025

Parcel Number	Street Address	Sale Date
010-004-016-00	35009 TAPIOLA RD	07/13/23
010-009-014-00	34961 TAPIOLA RD	11/09/23
010-205-042-00	47480 MILL RD	12/15/23
010-423-062-00	47409 US HIGHWAY 41	04/06/23
010-470-001-50	19975 SHARON AVE	12/26/23

Totals:

010-454-006-00	20017 SHARON AVE	05/01/23
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Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,491
\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,922
\$1,360,000	WD	03-ARM'S LENGTH	\$1,360,000	\$546,752
\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$218,007
\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$201,818
\$2,800,000			\$2,800,000	\$1,098,990
				Sale. Ratio =>
				Std. Dev. =>

\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$105,365
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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
47.83	\$197,111	\$29,174	\$155,826	\$196,648	0.792	3,580
38.19	\$97,186	\$19,288	\$95,712	\$91,215	1.049	2,584
40.20	\$864,548	\$70,000	\$1,290,000	\$1,012,163	1.274	12,220
34.06	\$492,018	\$150,391	\$489,609	\$400,032	1.224	4,620
40.36	\$444,121	\$316,284	\$183,716	\$149,692	1.227	1,610
\$2,094,984		\$2,214,863		\$1,849,750		
39.25				E.C.F. =>	1.197	
5.00				Ave. E.C.F. =>	1.113	
56.95	\$230,313	\$145,767	\$39,233	\$99,000	0.396	1,480

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale
\$43.53	COIND	32.1072	\$29,174	010-900-072-00
\$37.04	COIND	6.4189	\$19,288	
\$105.56	COIND	16.1013	\$70,000	010-205-043-50
\$105.98	COIND	11.0441	\$150,391	010-205-030-25
\$114.11	COIND	11.3808	\$296,739	010-470-004-00, 010-489-001-00
\$81.24		8.3900		
Std. Deviation=>	0.198923596			
Ave. Variance=>	15.4105	Coefficient of Var=>		

\$26.51 COIND 71.7192 \$139,241 010-454-008-00

Land Table	Property Class
COMMERCIAL / INDUSTRI/	201
COMMERCIAL / INDUSTRI/	201
COMMERCIAL / INDUSTRI/	201
COMMERCIAL / INDUSTRI/	201
COMMERCIAL / INDUSTRI/	201

Outlier. ECF outside the average

LAKE ECF 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
010-208-013-00	46581 US HIGHWAY 41	08/03/23	\$269,200	WD	03-ARM'S LENGTH	\$269,200
010-208-056-10	22574 DENTON RD	06/10/22	\$406,000	WD	03-ARM'S LENGTH	\$406,000
010-220-009-00	44912 US HIGHWAY 41	08/10/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000
010-403-006-00	21812 WOODLAND RD	09/02/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000
010-403-006-50	48037 US HIGHWAY 41	03/04/24	\$202,000	WD	03-ARM'S LENGTH	\$202,000
010-404-009-00	21980 WOODLAND RD	08/18/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000
010-408-013-00	21979 WOODLAND RD	06/01/23	\$217,500	WD	03-ARM'S LENGTH	\$217,500
Totals:			\$3,092,700			\$3,092,700

Outliers-ECFs outside market normal range

010-220-007-00	44880 US HIGHWAY 41	08/24/23	\$0	WD	03-ARM'S LENGTH	\$0
010-220-041-00	44640 US HIGHWAY 41	05/05/23	\$0	OTH	09-FAMILY	\$0
010-217-007-00	45710 US HIGHWAY 41	08/31/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000
010-610-001-00	18802 CANAL RD	08/21/23	\$877,000	WD	03-ARM'S LENGTH	\$877,000
010-208-055-00	22593 BRITZ RD	08/10/22	\$369,000	WD	03-ARM'S LENGTH	\$369,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$136,359	50.65	\$284,929	\$19,687	\$249,513	\$223,833	1.115
\$209,475	51.59	\$476,869	\$35,548	\$370,452	\$372,423	0.995
\$70,034	37.86	\$159,137	\$98,957	\$86,043	\$50,785	1.694
\$175,491	48.08	\$355,278	\$28,436	\$336,564	\$275,816	1.220
\$92,765	45.92	\$196,431	\$8,152	\$193,848	\$168,558	1.150
\$55,857	27.65	\$141,028	\$11,692	\$190,308	\$109,144	1.744
\$96,246	44.25	\$215,858	\$7,721	\$209,779	\$175,643	1.194
\$1,190,059		\$2,621,425		\$2,576,657	\$1,786,366	
Sale. Ratio =>	38.48				E.C.F. =>	1.442
Std. Dev. =>	10.87				Ave. E.C.F. =>	1.302

\$61,266	#DIV/0!	\$132,023	\$42,745	(\$42,745)	\$75,340	(0.567)
\$570,217	#DIV/0!	\$1,191,810	\$105,993	(\$105,993)	\$972,083	(0.109)
\$108,422	24.64	\$231,855	\$91,594	\$348,406	\$118,364	2.944
\$274,976	31.35	\$588,111	\$275,820	\$601,180	\$263,537	2.281
\$78,856	21.37	\$203,784	\$30,030	\$338,970	\$146,628	2.312

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
3,336	\$74.79	15	18.6982	RANCH		\$16,400
1,929	\$192.04	15	30.7003	RANCH		\$28,000
624	\$137.89	15	39.2556	CABIN		\$94,408
2,020	\$166.62	15	8.1463	RANCH		\$14,314
1,154	\$167.98	15	15.1672	RANCH		\$8,152
807	\$235.82	15	44.1926	RANCH		\$10,412
1,586	\$132.27	15	10.7362	CONTEMPORARY		\$6,710

\$208.81

8.0371

Std. Deviation=>

0.50739374

Ave. Variance=>

43.1064

Coefficient of Var=>

28.30783111

725	(\$58.96)	15	186.9071	CAPE		\$42,745
5,454	(\$19.43)	15	141.0748	CONTEMPORARY		\$105,993
1,176	\$296.26	15	164.1810	RANCH		\$89,938
1,402	\$428.80	15	97.9489	CONTEMPORARY		\$226,687
988	\$343.09	15	101.0060	MANUFACTURED		\$30,030

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	/ /		PORTAGE LAKE	401
No	/ /		PORTAGE LAKE	401
No	/ /		PORTAGE LAKE	401
No	/ /		NORTHERN	401
No	/ /		NORTHERN	401
No	/ /		NORTHERN	401
No	/ /		NORTHERN	401

No	/ /		PORTAGE LAKE	401
No	/ /		PORTAGE LAKE	401
No	/ /		PORTAGE LAKE	401
No	/ /		PORTAGE LAKE	401
No	/ /		ACREAGE N END	401

Building Depr.	Site Characteristics	Access	Water Supply	Sewer
50				
85				
49				
79				
64				
63				
69				

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58
90
59
76
71

[illegible]

Waterfront Ownership	Waterfront Influences	Bottom Character

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NEW PLATTED ECF 2025

Parcel Number	Street Address	Sale Date
010-205-007-00	47596 WAYLENE ST	02/28/24
010-205-027-00	47616 MILL RD	05/08/23
010-565-001-00	19450 COPPER RIDGE RD	02/12/24
010-565-005-00	19426 COPPER RIDGE RD	06/07/23
010-565-012-00	19256 COPPER RIDGE RD	12/28/23
010-565-019-00	19339 COPPER RIDGE RD	07/28/22
010-570-005-00	21919 VOLIN PL	08/22/23
010-570-030-00	21633 PEEPSOCK RD	02/09/24
010-600-001-15	22040 ROYALEWOOD RD	11/08/22
010-600-001-30	22020 ROYALEWOOD RD	04/21/23

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$335,000	WD	21-NOT USED/OTHER	\$160,000	\$106,363
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$69,390
\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$117,328
\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$110,248
\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$176,168
\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$175,141
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$116,648
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,732
\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$107,128
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,111
\$3,232,000			\$3,057,000	\$1,183,257
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
66.48	\$260,538	\$18,841	\$141,159	\$230,627	0.612	1,536
27.76	\$158,490	\$23,439	\$226,561	\$128,865	1.758	1,430
29.19	\$268,980	\$26,755	\$375,245	\$231,131	1.624	1,400
48.14	\$249,380	\$63,223	\$165,777	\$177,631	0.933	1,344
44.60	\$406,298	\$15,677	\$379,323	\$372,730	1.018	1,796
42.10	\$471,930	\$57,687	\$358,313	\$395,270	0.907	2,224
29.16	\$283,265	\$23,143	\$376,857	\$248,208	1.518	1,600
46.14	\$255,285	\$22,309	\$217,691	\$222,305	0.979	1,344
29.35	\$324,928	\$36,083	\$328,917	\$275,615	1.193	1,868
47.06	\$234,370	\$30,440	\$169,560	\$194,590	0.871	2,528
	\$2,913,464		\$2,739,403	\$2,476,972		
38.71				E.C.F. =>	1.106	
12.33				Ave. E.C.F. =>	1.141	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$91.90	11	52.9282	RANCH		\$17,565	No
\$158.43	11	61.6772	CAPE		\$17,526	No
\$268.03	11	48.2170	RANCH		\$17,165	No
\$123.35	11	20.8080	RANCH		\$24,433	No
\$211.20	11	12.3660	RANCH		\$15,677	No
\$161.11	11	23.4846	COLONIAL		\$19,860	No
\$235.54	11	37.6963	RANCH		\$12,486	No
\$161.97	11	16.2105	RANCH		\$22,309	No
\$176.08	11	5.2043	RANCH		\$25,459	No
\$67.07	11	26.9976	COLONIAL		\$28,798	No
\$165.47		3.5400				
Std. Deviation=>	0.372790107					
Ave. Variance=>	30.5590	Coefficient of Var=>	26.77445813			

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
/ /	010-205-007-50, 010-425-033-00	ACREAGE N END	401	86
/ /		NORTHERN	401	70
/ /		NEW PLATTED	401	79
/ /		NEW PLATTED	401	85
/ /		NEW PLATTED	401	86
/ /		NEW PLATTED	401	84
/ /		NEW PLATTED	401	78
/ /		NEW PLATTED	401	81
/ /		NEW PLATTED	401	85
/ /		NEW PLATTED	401	60

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions

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[illegible]

Waterfront Influences	Bottom Character

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NORTH END NOT PLA

Parcel Number	Street Address	Sale Date
010-207-025-00	21506 DENTON RD	08/17/22
010-208-302-12	22086 GREENWAY DR	06/26/23
010-208-302-17	46569 GOLF DR	06/30/23
010-217-044-00	45358 US HIGHWAY 41	01/11/24
010-217-059-00	45050 US HIGHWAY 41	10/07/22
010-218-017-30	45176 PARADISE RD	03/20/24
010-220-007-50	44874 US HIGHWAY 41	10/18/22
010-262-004-03	46750 PARADISE RD	08/14/23
010-262-401-72	46411 PARADISE RD	07/15/22
010-264-010-35	45646 SUPERIOR RD	05/26/22
010-273-012-60	19066 BOUNDARY RD	02/17/23
010-277-002-10	43763 SUPERIOR RD	07/08/22
010-277-010-00	43960 ONKALOS CORNER RD	09/01/23
010-277-018-00	43417 SUPERIOR RD	03/15/24
010-278-008-00	43509 ONKALOS CORNER RD	09/20/22
010-284-004-00	42625 SUPERIOR RD	06/30/22
010-476-003-00	47897 HURON ST	02/13/23
010-476-005-00	47880 MANITOU ST	05/11/23
010-480-002-00	47819 MANITOU ST	07/20/22
010-560-007-00	47140 GREEN ACRES RD	10/13/22

Totals:

ECF OUTLIERS

010-261-048-00	46474 MAIN ST	03/22/23
010-251-302-03	20121 PILGRIM RD	09/12/22
010-261-050-00	46462 MAIN ST	11/20/23

ATTED ECF 2025

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$61,118
\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$26,550
\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$22,005
\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$131,158
\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$194,046
\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$125,730
\$185,359	WD	03-ARM'S LENGTH	\$185,359	\$65,791
\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$183,139
\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$0
\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$153,493
\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$94,823
\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,897
\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$164,203
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,577
\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$237,615
\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$234,929
\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$20,852
\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$63,232
\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$64,950
\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$63,844
\$6,354,359			\$6,354,359	\$1,996,952
				Sale. Ratio =>
				Std. Dev. =>
\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$26,263
\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$0
\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$29,598

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
58.21	\$103,481	\$8,074	\$96,926	\$101,497	0.955	1,904
6.56	\$271,980	\$39,323	\$365,677	\$247,507	1.477	1,440
4.63	\$358,042	\$30,096	\$444,904	\$348,879	1.275	1,972
53.32	\$233,086	\$4,455	\$241,545	\$243,224	0.993	1,392
44.10	\$436,271	\$158,721	\$281,279	\$295,266	0.953	2,160
30.67	\$291,139	\$29,747	\$380,253	\$265,913	1.430	1,751
35.49	\$159,653	\$53,515	\$131,844	\$112,913	1.168	1,556
39.38	\$374,559	\$37,068	\$427,932	\$359,033	1.192	2,430
0.00	\$276,123	\$53,616	\$295,384	\$236,710	1.248	1,760
28.96	\$453,571	\$25,200	\$504,800	\$455,714	1.108	1,704
38.08	\$196,171	\$26,964	\$222,036	\$180,007	1.233	1,456
35.86	\$63,548	\$34,118	\$40,882	\$31,309	1.306	0
35.31	\$347,038	\$95,088	\$369,912	\$268,032	1.380	1,548
39.11	\$138,446	\$29,822	\$130,178	\$110,503	1.178	1,572
41.32	\$590,421	\$68,587	\$506,413	\$555,143	0.912	2,490
45.62	\$552,470	\$136,971	\$378,029	\$442,020	0.855	4,025
47.39	\$50,326	\$2,990	\$41,010	\$50,357	0.814	980
32.59	\$152,592	\$17,696	\$176,304	\$143,506	1.229	1,536
29.52	\$156,806	\$5,273	\$214,727	\$161,205	1.332	1,440
25.85	\$163,469	\$14,639	\$232,361	\$158,330	1.468	1,056
	\$5,369,192		\$5,482,396	\$4,767,067		
31.43				E.C.F. =>	1.150	
15.22				Ave. E.C.F. =>	1.175	
18.24	\$73,371	\$1,560	\$142,440	\$76,395	1.865	910
0.00	\$157,926	\$16,605	\$251,395	\$150,341	1.672	2,278
26.91	\$62,108	\$3,898	\$106,102	\$61,926	1.713	756

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$50.91	NORTH	22.0329	MANUFACTURED		\$5,878	No
\$253.94	NORTH	30.2144	RANCH		\$39,323	No
\$225.61	NORTH	9.9945	RANCH		\$21,680	No
\$173.52	NORTH	18.2200	RANCH		\$2,080	No
\$130.22	NORTH	22.2665	COLONIAL		\$152,943	No
\$217.16	NORTH	25.4698	RANCH		\$21,800	No
\$84.73	NORTH	0.7632	PARK MODEL		\$42,220	No
\$176.10	NORTH	1.6607	CAPE		\$28,960	No
\$167.83	NORTH	7.2580	RANCH		\$53,616	No
\$296.24	NORTH	6.7582	CONTEMPORARY		\$25,200	No
\$152.50	NORTH	5.8188	MANUFACTURED		\$24,000	No
#DIV/0!	NORTH	13.0485	RANCH		\$34,118	No
\$238.96	NORTH	20.4810	COLONIAL		\$67,600	No
\$82.81	NORTH	0.2760		1	\$27,480	No
\$203.38	NORTH	26.3073	CAPE		\$65,960	No
\$93.92	NORTH	32.0065	CAPE		\$116,823	No
\$41.85	NORTH	36.0917	PARK MODEL		\$2,990	No
\$114.78	NORTH	5.3250	MANUFACTURED		\$14,901	No
\$149.12	NORTH	15.6715	CAPE		\$2,990	No
\$220.04	NORTH	29.2281	RANCH		\$2,262	No
#DIV/0!		2.5238				
Std. Deviation=>		0.203229367				
Ave. Variance=>		16.4446	Coefficient of Var=>		13.99191391	

\$156.53	NORTH	68.9233	COLONIAL		\$1,560	No
\$110.36	NORTH	49.6865	COLONIAL		\$13,600	No
\$140.35	NORTH	53.8086	COLONIAL		\$3,505	No

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//		NORTHERN	401	57
//	010-208-302-11	NEW PLATTED	401	99
//		NEW PLATTED	401	99
//		PORTAGE LAKE	401	88
//		PORTAGE LAKE	401	81
//		ACREAGE N END	401	98
//		PORTAGE LAKE	401	64
//		ACREAGE N END	401	92
//		NORTHERN	401	79
//		ACREAGE N END	401	97
//		NORTHERN	401	80
//		NORTHERN	401	93
//	010-277-010-60	NORTHERN	401	85
//		ACREAGE N END	401	58
//		ACREAGE N END	401	84
//		ACREAGE N END	401	79
//		ACREAGE N END	401	46
//		NORTHERN	401	65
//		ACREAGE N END	401	80
//		NORTHERN	401	74

//		NORTHERN	401	60
//		NORTHERN	401	54
//		NORTHERN	401	53

[illegible]

[illegible]

Waterfront Influences	Bottom Character

OLD PLATTED ECF 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
010-261-062-00	46496 MAPLE ST	12/28/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000
010-433-006-00	19386 EDWARDS AVE	11/15/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000
010-434-007-00	19390 CALVERLEY ST	12/13/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
010-440-008-00	19319 CANAL RD	02/22/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000
010-440-010-00	CANAL RD	02/22/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000
010-441-015-00	48436 PARK AVE	10/27/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
010-451-002-00	47756 MAIN ST	08/23/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000
010-455-006-00	20090 HORATIO ST	10/02/23	\$60,000	WD	08-ESTATE	\$60,000
010-457-001-50	47826 MCCLELLAN ST	01/18/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000
010-461-007-00	20123 SHARON AVE	10/23/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000
010-502-007-00	19633 DODGE ST	02/22/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000
010-503-009-50	HILDEBRANT ST	07/07/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000
010-503-011-00	46545 HILDEBRANT ST	07/07/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000
010-505-005-00	46657 HURON ST	12/19/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000
010-505-010-00	46611 HURON ST	09/16/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000
010-508-001-00	HURON ST	12/19/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000
010-508-003-00	19735 EPIDOTE ST	09/18/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000
010-514-005-50	19577 FRUE ST	05/24/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000
Totals:			\$2,717,000			\$2,717,000

ECF OUTLIERS

010-460-001-00	47892 FARRAGUT ST	11/11/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
010-508-011-00	46636 HURON ST	12/05/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
010-434-008-50	19380 CALVERLEY ST	07/15/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000
010-261-044-00	46498 MAIN ST	07/15/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$46,591	40.51	\$116,472	\$4,740	\$110,260	\$117,242	0.940
\$86,522	49.44	\$181,643	\$1,495	\$173,505	\$189,033	0.918
\$62,493	37.87	\$140,519	\$12,350	\$152,650	\$134,490	1.135
\$68,596	31.91	\$154,612	\$10,449	\$204,551	\$140,510	1.456
\$68,596	31.91	\$154,612	\$10,449	\$204,551	\$140,510	1.456
\$67,277	30.58	\$141,067	\$8,225	\$211,775	\$139,394	1.519
\$39,736	44.65	\$91,374	\$1,495	\$87,505	\$94,312	0.928
\$38,122	63.54	\$80,211	\$9,238	\$50,762	\$74,473	0.682
\$38,949	29.96	\$82,849	\$7,108	\$122,892	\$79,476	1.546
\$45,829	32.74	\$106,609	\$10,744	\$129,256	\$100,593	1.285
\$37,381	32.23	\$93,569	\$8,846	\$107,154	\$88,901	1.205
\$103,531	38.49	\$276,354	\$16,931	\$252,069	\$272,217	0.926
\$0	0.00	\$276,354	\$16,931	\$252,069	\$272,217	0.926
\$43,241	35.44	\$101,424	\$13,640	\$108,360	\$92,113	1.176
\$48,301	31.16	\$119,641	\$8,905	\$146,095	\$116,197	1.257
\$43,241	35.44	\$101,424	\$13,640	\$108,360	\$92,113	1.176
\$54,168	45.14	\$113,682	\$12,003	\$107,997	\$106,694	1.012
\$17,327	86.64	\$17,103	\$3,731	\$16,269	\$14,031	1.159
\$909,901		\$2,349,519		\$2,546,080	\$2,264,517	
Sale. Ratio =>	33.49				E.C.F. =>	1.124
Std. Dev. =>	17.15				Ave. E.C.F. =>	1.150

\$33,771	56.29	\$123,848	\$7,555	\$52,445	\$122,028	0.430
\$11,300	18.83	\$34,167	\$5,661	\$54,339	\$29,912	1.817
\$31,217	24.97	\$69,284	\$1,196	\$123,804	\$71,446	1.733
\$47,887	23.94	\$120,526	\$3,059	\$196,941	\$123,260	1.598

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
988	\$111.60	3	20.9767	RANCH		\$2,990
1,294	\$134.08	3	23.2354	RANCH		\$1,495
1,536	\$99.38	3	1.5184	FOUR SQUARE		\$3,470
1,025	\$199.56	3	30.5566	RANCH		\$10,449
1,025	\$199.56	3	30.5566	RANCH		\$10,449
1,304	\$162.40	3	36.9048	COLONIAL		\$4,927
1,440	\$60.77	3	22.2384	COLONIAL		\$1,495
1,070	\$47.44	3	46.8598	CAPE		\$6,618
1,167	\$105.31	3	39.6058	RANCH		\$3,465
864	\$149.60	3	13.4730	RANCH		\$4,108
1,496	\$71.63	3	5.5101	COLONIAL		\$4,812
1,824	\$138.20	3	22.4227	RANCH		\$9,195
1,824	\$138.20	3	22.4227	RANCH		\$9,195
1,359	\$79.74	3	2.6165	FOUR SQUARE		\$10,895
1,344	\$108.70	3	10.7089	RANCH		\$5,961
1,359	\$79.74	3	2.6165	FOUR SQUARE		\$10,895
1,310	\$82.44	3	13.7996	COLONIAL		\$12,003
0	#DIV/0!	3	0.9252	RANCH		\$3,731

#DIV/0!

2.5875

Std. Deviation=> 0.242628967

Ave. Variance=> 19.2749 Coefficient of Var=> 16.75767152

1,520	\$34.50	3	72.0435	CAPE		\$4,550
980	\$55.45	3	66.6425	PARK MODEL		\$3,470
896	\$138.17	3	58.2622	COLONIAL		\$1,196
1,002	\$196.55	3	44.7554	CAPE		\$1,820

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		ACREAGE N END	401
No	//		ACREAGE N END	401
No	//		NORTHERN	401
No	//	010-440-010-00	NORTHERN	401
No	//	010-440-010-00	NORTHERN	401
No	//		ACREAGE N END	401
No	//		ACREAGE N END	401
No	//		NORTHERN	401
No	//		NORTHERN	401
No	//		ACREAGE N END	401
No	//		NORTHERN	401
No	//	010-503-011-00, 010-503-017-00	NORTHERN	1
No	//	010-503-009-50, 010-503-017-00	NORTHERN	401
No	//	010-508-001-00	NORTHERN	401
No	//		NORTHERN	401
No	//	010-505-005-00	NORTHERN	401
No	//		NORTHERN	401
No	//		ACREAGE N END	401

No	//		ACREAGE N END	401
No	//		NORTHERN	401
No	//		NORTHERN	401
No	//		ACREAGE N END	401

Building Depr.	Site Characteristics	Access	Water Supply	Sewer
74				
76				
59				
76				
76				
70				
54				
61				
45				
65				
45				
75				
75				
55				
59				
55				
54				
65				
53				
35				
59				
69				

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Waterfront Ownership	Waterfront Influences	Bottom Character

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Parcel Number	Street Address	Sale Date
010-001-009-00	20226 ALDRICH RD	06/27/22
010-003-010-50	18020 N LAKE AVE	11/22/23
010-007-008-50	15056 DONKEN RD	06/23/22
010-008-201-00	16455 TIHINEN RD	07/31/23
010-011-029-00	34861 APPLESEED RD	07/28/22
010-017-304-00	16272 ASPEN DR	09/05/23
010-028-015-00	31394 N TAPIOLA RD	06/15/23
010-028-017-00	31258 TAPIOLA RD	07/20/23
010-103-102-16	18665 CHASSELL-PAINESDALE RD	10/14/22
010-104-023-00	41324 TAPIOLA RD	01/11/24
010-109-016-00	40298 TAPIOLA RD	09/09/22
010-127-010-50	18098 MOSKOW RD	07/11/22

Totals:

ECF OUTLIERS

010-013-002-00	ASKEL RD	01/25/23
010-013-102-20	20778 ASKEL RD	01/25/23
010-010-104-45	34595 LAKE RD	04/13/22
010-027-013-00	31070 CABBAGE RD	07/27/22

SOUTH OF 83 ECF 2025

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$70,931
\$156,250	WD	03-ARM'S LENGTH	\$156,250	\$87,912
\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,617
\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$72,488
\$200,500	WD	03-ARM'S LENGTH	\$200,500	\$89,151
\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$36,200
\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$38,875
\$31,900	WD	03-ARM'S LENGTH	\$31,900	\$20,107
\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$0
\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,101
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,027
\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$18,030
\$1,745,650			\$1,745,650	\$582,439

Sale. Ratio =>

Std. Dev. =>

\$118,200	WD	03-ARM'S LENGTH	\$118,200	\$80,145
\$118,200	WD	03-ARM'S LENGTH	\$118,200	\$80,145
\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$17,541
\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$55,005

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
30.18	\$169,249	\$23,347	\$211,653	\$167,896	1.261	1,176
56.26	\$184,197	\$5,300	\$150,950	\$205,865	0.733	1,501
44.26	\$88,159	\$44,891	\$40,109	\$49,791	0.806	0
28.43	\$174,013	\$29,437	\$225,563	\$166,371	1.356	1,261
44.46	\$205,377	\$44,470	\$156,030	\$185,163	0.843	1,536
60.33	\$60,898	\$48,000	\$12,000	\$14,842	0.808	0
45.74	\$78,636	\$7,399	\$77,601	\$81,976	0.947	825
63.03	\$31,172	\$616	\$31,284	\$35,162	0.890	576
0.00	\$184,340	\$16,704	\$245,296	\$192,907	1.272	1,960
37.12	\$137,872	\$58,793	\$111,207	\$91,000	1.222	862
32.02	\$111,396	\$56,957	\$93,043	\$62,646	1.485	765
32.78	\$49,932	\$11,530	\$43,470	\$44,191	0.984	1,330
\$1,475,241			\$1,398,206	\$1,297,810		
33.37				E.C.F. =>	1.077	
17.14				Ave. E.C.F. =>	1.050	
67.80	\$172,681	\$137,281	(\$19,081)	\$40,736	(0.468)	560
67.80	\$172,681	\$137,281	(\$19,081)	\$40,736	(0.468)	560
87.71	\$40,179	\$37,028	(\$17,028)	\$3,552	(4.793)	0
63.96	\$128,065	\$64,498	\$21,502	\$73,150	0.294	1,120

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$179.98	SOUTH	21.0179	MANUFACTURED		\$15,208	No
\$100.57	SOUTH	31.7191	RANCH		\$5,300	No
#DIV/0!	SOUTH	24.4883	RANCH		\$43,500	No
\$178.88	SOUTH	30.5350	RANCH		\$28,400	No
\$101.58	SOUTH	20.7776	CAPE		\$34,766	No
#DIV/0!	SOUTH	24.1940	RANCH		\$48,000	No
\$94.06	SOUTH	10.3804	CAPE		\$1,932	No
\$54.31	SOUTH	16.0733	CAPE		\$616	No
\$125.15	SOUTH	22.1141	MANUFACTURED		\$10,045	No
\$129.01	SOUTH	17.1618	CAPE		\$46,200	No
\$121.62	SOUTH	43.4792	CAPE		\$48,000	No
\$32.68	SOUTH	6.6753	PARK MODEL		\$11,530	No
#DIV/0!		2.6921				
Std. Deviation=>		0.253729142				
Ave. Variance=>		22.3847	Coefficient of Var=>		21.30985385	

(\$34.07)	SOUTH	151.8838	RANCH		\$132,513	No
(\$34.07)	SOUTH	151.8838	RANCH		\$132,513	No
#DIV/0!	SOUTH	584.3784	COLONIAL		\$34,000	No
\$19.20	SOUTH	75.6491	CAPE		\$48,000	No

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//		OTTER LAKE	401	83
//		METES & BOUNDS	401	74
//		METES & BOUNDS	401	94
//		METES & BOUNDS	401	71
//		OTTER LAKE	401	79
//		METES & BOUNDS	401	99
//		METES & BOUNDS	401	55
//		METES & BOUNDS	401	45
//		METES & BOUNDS	401	70
//		METES & BOUNDS	401	61
//		METES & BOUNDS	401	46
//		METES & BOUNDS	401	35

//	010-013-023-00	OTTER LAKE	401	45
//	010-013-023-00	OTTER LAKE	401	45
//		METES & BOUNDS	401	60
//		METES & BOUNDS	401	45

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Waterfront Influences	Bottom Character