

Lake Township in Missaukee County

Economic Condition Factor workpapers for the 2021 Assessments

Analytical Review Benchmark Groupings:

All Dwellings 1.1
HUD single wide .84
HUD double wide .65
BOCA .87
Site Built 1.17
All Rural Homes .978
All Lake Adjacent 1.4

Neighborhood list:

402R - CROOKED LAKE RESIDENTIAL
403 - LAKE MISSAUKEE AREA RES
404 - MISSAUKEE LAKE BACK LOTS RES
4041 GREEN KNOLL RES GROUP A
4042 GREEN KNOLL RES GROUP B
408 - ROUND LAKE RESIDENTIAL
409 - RURAL SUBS
4091 SEELEY & ROOSTED RD AREA'
410- SAPPHIRE LAKE AREA
412 - SAPPHIRE LAKE BACK LOTS RES
414-RIVER WOODS, 240 CLAM RIVER SUB
415,510 CLAM RIVER AREA SUBS RES
416 RESIDENTIAL RURAL/ NON SUB
4161 BUENA VISTA AREA BACK LOTS
424 - JENNINGS RESIDENTIAL
430 LAKE ESTATES
4520 NORTSHORE LAKE MISSAUKEE AREA
660 SOUTHSHORE FARMS
690 VI-MI-KA SUB, JENNINGS ROAD

201A, 201B, 201C COMMERCIAL

Totals:	\$34,475,995	\$34,475,995	\$14,930,900	\$32,570,034	\$26,550,939	\$23,864,295	\$104.93	3.5757
		Sale. Ratio =>	43.31		E.C.F. =>	1.113	Std. Deviation:	0.46676957
		Std. Dev. =>	12.52		Median E.C.F. =	1.077	Ave. Variance:	36.2744 COD=>
								33.68653

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Arms of Sa	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Per Parcels in S	Land Table	
009-017-008-25	10150 W ROSTED	09/17/20	\$17,000	LC	Arms Lenj	\$17,000	\$10,600	62.35	\$21,789	\$9,756	\$7,244	\$18,512	0.391	820	\$8.83	4091	42.2248	HUD	\$8,050		RESIDENTIAL ACREAGE & LOTS	
009-019-010-00	3333 S SEELEY	11/05/18	\$83,500	WD	Arms Lenj	\$83,500	\$19,900	23.83	\$49,630	\$24,740	\$58,760	\$38,292	1.535	910	\$64.57	4091	72.0957	HUD	\$19,740		RESIDENTIAL ACREAGE & LOTS	
009-019-015-80	3688 S SEELEY	01/01/20	\$22,000	LC	Arms Lenj	\$22,000	\$8,500	38.64	\$19,092	\$11,031	\$10,969	\$12,402	0.884	320	\$34.28	416	7.0932	HUD	\$8,000		RESIDENTIAL ACREAGE & LOTS	
009-023-008-95	3233 S DICKERSON	08/30/18	\$60,000	LC	Arms Lenj	\$60,000	\$24,100	40.17	\$53,842	\$10,627	\$49,373	\$66,485	0.743	1,280	\$38.57	416	7.0932	HUD	\$8,000		RESIDENTIAL ACREAGE & LOTS	
009-026-020-10	W BLUE	10/19/18	\$26,000	WD	FAMILY S	\$26,000	\$17,400	66.92	\$36,372	\$20,100	\$5,900	\$25,034	0.236	1,320	\$4.47	416	57.7874	HUD	\$20,100		RESIDENTIAL ACREAGE & LOTS	
009-031-019-40	11776 W WATERGATE	01/22/20	\$57,500	LC	Arms Lenj	\$57,500	\$21,200	36.87	\$47,617	\$25,460	\$32,040	\$33,259	0.963	940	\$34.09	416	14.9779	HUD	\$23,460		RESIDENTIAL ACREAGE & LOTS	
Totals:						\$266,000	\$266,000		\$101,700	\$228,342	\$164,286	\$193,984			\$30.80			3.3349				
								Sale. Ratio =>	38.23				E.C.F. =>	0.847	Std. Deviation=>		0.46080728					
								Std. Dev. =>	16.49				Median E.C.F. =	0.814	Ave. Variance=>		33.5454	Coefficient of Var=>		41.233		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Arms of Sa	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	ilding St	Land Value	Per Parcels in S	Land Table	
009-017-008-25	10150 W ROSTED	09/17/20	\$17,000	LC	Arms Lenj	\$17,000	\$10,600	62.35	\$21,789	\$9,756	\$7,244	\$18,512	0.391	820	\$8.83	4091	35.1316	HUD	\$8,050		RESIDENTIAL ACREAGE & LOTS	
009-019-010-00	3333 S SEELEY	11/05/18	\$83,500	WD	Arms Lenj	\$83,500	\$19,900	23.83	\$49,630	\$24,740	\$58,760	\$38,292	1.535	910	\$64.57	4091	79.1889	HUD	\$19,740		RESIDENTIAL ACREAGE & LOTS	
009-019-015-80	3688 S SEELEY	01/01/20	\$22,000	LC	Arms Lenj	\$22,000	\$8,500	38.64	\$19,092	\$11,031	\$10,969	\$12,402	0.884	320	\$34.28	416	14.1864	HUD	\$8,000		RESIDENTIAL ACREAGE & LOTS	
009-023-008-95	3233 S DICKERSON	08/30/18	\$60,000	LC	Arms Lenj	\$60,000	\$24,100	40.17	\$53,842	\$10,627	\$49,373	\$66,485	0.743	1,280	\$38.57	416	0.0000	HUD	\$8,000		RESIDENTIAL ACREAGE & LOTS	
009-026-020-10	W BLUE	10/19/18	\$26,000	WD	FAMILY S	\$26,000	\$17,400	66.92	\$36,372	\$20,100	\$5,900	\$25,034	0.236	1,320	\$4.47	416	50.6942	HUD	\$20,100		RESIDENTIAL ACREAGE & LOTS	
009-031-019-40	11776 W WATERGATE	01/22/20	\$57,500	LC	Arms Lenj	\$57,500	\$21,200	36.87	\$47,617	\$25,460	\$32,040	\$33,259	0.963	940	\$34.09	416	22.0711	HUD	\$23,460		RESIDENTIAL ACREAGE & LOTS	
009-367-003-00	506 S CRAPO	05/21/19	\$8,000	WD	Arms Lenj	\$8,000	\$5,000	62.50	\$25,021	\$3,000	\$5,000	\$44,042	0.114	1,050	\$4.76	424	62.9095	HUD	\$2,000		JENNINGS	
009-375-005-00	408 S BALDWIN	07/02/19	\$10,000	LC	Arms Lenj	\$10,000	\$7,600	76.00	\$16,606	\$3,950	\$6,050	\$23,011	0.263	1,120	\$5.40	424	47.9704	HUD	\$3,000	009-375-007-0	JENNINGS	
009-381-007-00	581 S CRAPO	08/14/20	\$15,000	QC	Arms Lenj	\$15,000	\$8,000	53.33	\$15,827	\$2,000	\$13,000	\$27,654	0.470	1,092	\$11.90	424	27.2528	HUD	\$2,000		JENNINGS	
009-391-003-00	256 S CRAPO	08/27/20	\$25,000	WD	Arms Lenj	\$25,000	\$6,500	26.00	\$13,526	\$2,940	\$22,060	\$21,172	1.042	952	\$23.17	424	29.9319	HUD	\$2,000		JENNINGS	
009-412-006-00	10208 W POPLAR	07/13/18	\$48,000	WD	Arms Lenj	\$48,000	\$10,900	22.71	\$28,216	\$5,240	\$42,760	\$45,952	0.931	1,380	\$30.99	424	18.7913	HUD	\$3,000		JENNINGS	
Totals:						\$372,000	\$372,000		\$139,700	\$327,538	\$253,156	\$355,815			\$23.73			3.1141				
								Sale. Ratio =>	37.55				E.C.F. =>	0.711	Std. Deviation=>		0.43230707					
								Std. Dev. =>	18.80				Median E.C.F. =	0.743	Ave. Variance=>		35.2844	Coefficient of Var=>		47.513		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Arms of Sa	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	ilding St	Land Value	Per Parcels in S	Land Table	
009-367-003-00	506 S CRAPO	05/21/19	\$8,000	WD	Arms Lenj	\$8,000	\$5,000	62.50	\$25,021	\$3,000	\$5,000	\$44,042	0.114	1,050	\$4.76	424	35.6567	HUD	\$2,000		JENNINGS	
009-375-005-00	408 S BALDWIN	07/02/19	\$10,000	LC	Arms Lenj	\$10,000	\$7,600	76.00	\$16,606	\$3,950	\$6,050	\$23,011	0.263	1,120	\$5.40	424	20.7176	HUD	\$3,000	009-375-007-0	JENNINGS	
009-381-007-00	581 S CRAPO	08/14/20	\$15,000	QC	Arms Lenj	\$15,000	\$8,000	53.33	\$15,827	\$2,000	\$13,000	\$27,654	0.470	1,092	\$11.90	424	0.0000	HUD	\$2,000		JENNINGS	
009-391-003-00	256 S CRAPO	08/27/20	\$25,000	WD	Arms Lenj	\$25,000	\$6,500	26.00	\$13,526	\$2,940	\$22,060	\$21,172	1.042	952	\$23.17	424	57.1847	HUD	\$2,000		JENNINGS	
009-412-006-00	10208 W POPLAR	07/13/18	\$48,000	WD	Arms Lenj	\$48,000	\$10,900	22.71	\$28,216	\$5,240	\$42,760	\$45,952	0.931	1,380	\$30.99	424	46.0441	HUD	\$3,000		JENNINGS	
Totals:						\$106,000	\$106,000		\$38,000	\$99,196	\$88,870	\$161,831			\$15.25			7.9059				
								Sale. Ratio =>	35.85				E.C.F. =>	0.549	Std. Deviation=>		0.40778992					
								Std. Dev. =>	23.16				Median E.C.F. =	0.470	Ave. Variance=>		31.9206	Coefficient of Var=>		67.903		

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	ding S	Land Value	Other Parcels in Sale	Land Table
009-008-010-60	10464 W ROUND LAKE	01/13/20	\$95,000	WD	\$95,000	\$27,500	28.95	\$87,307	\$15,000	\$80,000	\$116,624	0.686	1,148	\$69.69	416	4.2085	HUD	\$12,500	009-008-010-70	RESIDENTIAL ACREAGE & LOTS
009-015-008-00	8821 W JENNINGS	08/30/19	\$77,500	LC	\$77,500	\$29,600	38.19	\$76,292	\$11,376	\$66,124	\$99,871	0.662	1,104	\$59.89	416	1.8216	HUD	\$8,000		RESIDENTIAL ACREAGE & LOTS
009-016-022-25	9909 W JENNINGS	07/10/18	\$140,000	WD	\$140,000	\$58,400	41.71	\$142,640	\$16,875	\$123,125	\$193,485	0.636	1,976	\$62.31	416	0.7524	HUD	\$13,500		RESIDENTIAL ACREAGE & LOTS
009-022-016-12	8688 W LOTAN	03/15/19	\$124,900	WD	\$124,900	\$58,100	46.52	\$131,705	\$11,637	\$113,263	\$184,720	0.613	1,586	\$71.41	416	3.0719	HUD	\$8,800		RESIDENTIAL ACREAGE & LOTS
009-027-001-18	8277 W LOTAN	07/27/18	\$130,000	WD	\$130,000	\$43,100	33.15	\$114,260	\$24,413	\$105,587	\$138,226	0.764	1,560	\$67.68	416	11.9992	HUD	\$20,000		RESIDENTIAL ACREAGE & LOTS
009-050-002-00	2797 S SEELEY	05/25/18	\$116,600	WD	\$116,600	\$57,600	49.40	\$122,459	\$6,161	\$110,439	\$178,920	0.617	1,904	\$58.00	4091	2.6626	HUD	\$5,000		RURAL SUBS
009-160-151-00	6159 W LAKEVIEW	06/19/20	\$137,500	WD	\$137,500	\$46,600	33.89	\$112,042	\$36,524	\$100,976	\$116,182	0.869	1,248	\$80.91	4161	22.5243	HUD	\$35,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-180-007-00	1885 S DICKERSON	09/14/18	\$65,000	LC	\$65,000	\$31,000	47.69	\$68,908	\$10,970	\$54,030	\$115,876	0.466	1,280	\$42.21	409	17.7605	HUD	\$10,000	009-180-006-00	RURAL SUBS
009-250-033-00	9591 W LOTAN	06/10/19	\$70,000	WD	\$70,000	\$29,200	41.71	\$83,086	\$15,179	\$54,821	\$104,472	0.525	1,098	\$49.93	415	11.9137	HUD	\$15,000		CLAM RIVER AREA SUBS&SITES
009-340-049-00	10625 W ROSTED	05/24/18	\$94,000	WD	\$94,000	\$36,800	39.15	\$94,538	\$7,619	\$86,381	\$133,722	0.646	1,344	\$64.27	4091	0.2097	HUD	\$5,000		RESIDENTIAL ACREAGE & LOTS
009-340-049-00	10625 W ROSTED	06/26/20	\$98,000	WD	\$98,000	\$44,900	45.82	\$94,538	\$7,619	\$90,381	\$133,722	0.676	1,344	\$67.25	4091	3.2010	HUD	\$5,000		RESIDENTIAL ACREAGE & LOTS
009-391-001-00	274 S CRAPO	08/19/19	\$94,900	WD	\$94,900	\$31,300	32.98	\$75,160	\$5,546	\$89,354	\$139,228	0.642	1,352	\$66.09	424	0.2097	HUD	\$3,000		JENNINGS
009-430-026-00	6060 W CHARLES	07/12/19	\$75,000	WD	\$75,000	\$37,600	50.13	\$77,656	\$13,256	\$61,744	\$99,077	0.623	1,344	\$45.94	430	2.0687	HUD	\$9,000		SUB 430 LAKE ESTATES
009-530-010-00	8041 W RIDGEVIEW	10/15/18	\$127,100	WD	\$127,100	\$79,600	62.63	\$125,082	\$27,375	\$99,725	\$150,318	0.663	1,524	\$65.44	404	1.9546	HUD	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE
Totals:			\$1,445,500		\$1,445,500	\$611,300		\$1,405,673		\$1,235,950	\$1,904,442			\$62.22		0.5103				
			\$96,500			Sale. Ratio =>	42.29				E.C.F. =>	0.649			Std. Deviation=>	0.09451327				
						Std. Dev. =>	8.91				Median. E.C.F.	0.644			Ave. Variance=>	6.0256	Coefficient of V	9.36		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Other PIN in Sale	Land Table			
009-016-020-00	2353 S LACHANCE	08/02/18	\$5,409,722	CD	FORECLOSURE	\$5,409,722	\$1,537,400	28.42	\$4,083,983	\$65,890	\$5,343,832	\$2,870,066	1.862	40,832	\$130.87	201A	37.5806	MULT RES ELD ASST LIV	\$45,420		COM & RES M55/66 TYPES			
009-016-025-90	2555 S LACHANCE	12/01/10	\$248,000	LC	Arms Length	\$248,000	\$82,000	33.06	\$308,260	\$17,041	\$230,959	\$208,014	1.110	4,722	\$48.91	201A	37.5806	SHOP COMMUNITY	\$9,400		RESIDENTIAL ACREAGE & LOTS			
Totals:			\$5,657,722			\$5,657,722	\$1,619,400		\$4,392,243		\$5,574,791	\$3,078,080			\$89.89		32.5013							
								Sale. Ratio =>	28.62					E.C.F. =>	1.811	Std. Deviation=>		0.5314699						
								Std. Dev. =>	3.28					Ave. E.C.F. =>	1.486	Ave. Variance=>		37.5806	Coefficient of Var=>	25.29				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	
009-013-005-00	2160 S MOREY	05/01/20	\$350,000	LC	Arms Length	\$350,000	\$58,700	16.77	\$145,008	\$13,750	\$336,250	\$172,708	1.947	7,344	\$45.79	201B	111.1088	WAREHOUSES	\$13,750		RESIDENTIAL ACREAGE & LOTS	
009-690-002-00	1850 S MOREY	05/21/19	\$85,000	WD	Arms Length	\$85,000	\$39,400	46.35	\$78,851	\$17,232	\$67,768	\$81,078	0.836	2,376	\$28.52	201B	0.0000	OFFICE BUILDINGS	\$16,662		COM & RES M55/66 TYPES	
009-690-003-00	1866 S MOREY	01/03/19	\$160,000	LC	Arms Length	\$160,000	\$124,100	77.56	\$158,582	\$48,229	\$111,771	\$141,478	0.790	1,920	\$58.21	201B	4.5818	OFFICE BUILDINGS	\$41,622	009-690-004-00	COM & RES M55/66 TYPES	
Totals:			\$595,000			\$595,000	\$222,200		\$382,441		\$515,789	\$395,264			\$44.17		46.9083					
								Sale. Ratio =>	37.34				E.C.F. =>	1.305	Std. Deviation=>		0.65511423					
								Std. Dev. =>	30.40				Median. E.C.F. :	0.836	Ave. Variance=>		38.5635	Coefficient of Var:	46.13741735			

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009-012-005-30	6330 W JENNINGS	10/01/20	\$73,800	WD	Arms Length	\$73,800		0.00	\$82,127	\$15,551	\$58,249	\$110,960	0.525	2,432	\$23.95	201C	0.1985	APARTMENTS	\$13,875		COM & RES M55/66 TYPES	
009-013-006-00	2170 S MOREY	01/10/20	\$150,000	LC	Arms Length	\$150,000	\$45,500	30.33	\$99,617	\$15,958	\$134,042	\$139,432	0.961	2,788	\$48.08	201C	43.4405	OFFICE BUILDINGS	\$13,750		RESIDENTIAL ACREAGE & LOTS	
009-025-012-00	4800 S MOREY	07/31/17	\$900,000	WD	Arms Length	\$900,000	\$0	0.00	\$689,853	\$379,498	\$520,502	\$585,575	0.889	18,666	\$27.89	201C	36.1932	AUTO CENTER	\$347,367	009-025-011-00, 009-025-011-80, 009-025-011-10	COM & RES M55/66 TYPES	
009-690-011-00	1970 S MOREY	02/24/17	\$180,000	WD	Arms Length	\$180,000	\$154,600	85.89	\$200,230	\$34,092	\$145,908	\$276,897	0.527	13,080	\$11.16	201C	0.0000	STORE WHS SHOW	\$27,116	009-690-005-00, 009-012-018-25, 009-012-018-95	COM & RES M55/66 TYPES	
009-690-008-00	1980 S MOREY	05/18/16	\$105,000	CD	Arms Length	\$105,000	\$130,100	123.90	\$168,907	\$26,343	\$78,657	\$237,607	0.331	1,904	\$41.31	201C	19.5902	OFFICE BUILDINGS	\$20,016		COM & RES M55/66 TYPES	
Totals:			\$1,408,800			\$1,408,800	\$330,200		\$1,240,734		\$937,358	\$1,350,470			\$30.48		16.7157					
								Sale. Ratio =>	23.44			E.C.F. =>	0.694	Std. Deviation=		0.26760775						
								Std. Dev. =>	55.04			Median. E.C.F.	0.527	Ave. Variance=:		19.8845	Coefficient of Var=	37.73575607				

vacated after sale: lost tenant: big box																					
009-013-001-00	2020 S MOREY	10/10/17	\$413,000	WD	Arms Length	\$413,000	\$204,500	49.52	\$207,155	\$48,651	\$364,349	\$264,173	1.379	7,810	\$46.65	201C	85.2264	STORE DISC	\$31,102		COM & RES M55/66 TYPES
009-032-010-60	10559 W WATERG	09/10/10	\$420,000	SD	SHERIFF'S DEE	\$420,000	\$796,200	189.57	\$1,534,202	\$169,374	\$250,626	\$1,240,753	0.202	14,533	\$17.25	201C	20.1995	AUDITORIUM	\$124,200	009-032-010-60, 009-032-010-75	COM & RES M55/66 TYPES

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009-033-006-79	9419 W WATERGATE	09/16/20	\$130,000	WD	\$130,000	\$57,000	43.85	\$108,076	\$6,150	\$123,850	\$137,738	0.899	1,456	\$85.06	416	11.0127	BOCA/STATE	\$5,200		COM & RES M55/66 TYPES
009-033-007-00	5045 S LACHANCE	07/02/19	\$188,000	WD	\$188,000	\$70,300	37.39	\$177,743	\$22,984	\$165,016	\$209,134	0.789	1,624	\$101.61	416	0.0000	BOCA/STATE	\$12,754		RESIDENTIAL ACREAGE & LOTS
009-240-017-00	5206 S RIVERVIEW	08/27/18	\$129,000	WD	\$129,000	\$48,300	37.44	\$127,261	\$12,000	\$117,000	\$155,758	0.751	1,680	\$69.64	414	3.7880	BOCA/STATE	\$10,000		RURAL SUBS
009-430-009-00	6209 JAMES	12/05/18	\$175,000	WD	\$175,000	\$71,600	40.91	\$194,059	\$29,718	\$145,282	\$222,082	0.654	1,352	\$107.46	430	13.4865	BOCA/STATE	\$25,000		SUB 430 LAKE ESTATES
009-440-015-00	7087 W WHITE BIRCH	09/17/19	\$290,000	WD	\$290,000	\$120,600	41.59	\$265,385	\$76,857	\$213,143	\$148,447	1.436	1,080	\$197.35	4520	64.6771	BOCA/STATE	\$73,935		LAKE MISSAUKEE NORTH SHORE AREAS
009-470-121-00	1975 S PAVILION	04/03/19	\$103,000	WD	\$103,000	\$33,500	32.52	\$79,377	\$15,950	\$87,050	\$85,712	1.016	1,232	\$70.66	409	22.6563	BOCA/STATE	\$15,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-660-017-00	2129 S SARA	08/31/18	\$89,900	WD	\$89,900	\$33,800	37.60	\$91,347	\$8,950	\$80,950	\$111,347	0.727	1,008	\$80.31	660	6.2041	BOCA/STATE	\$8,000		RURAL SUBS
Totals:			\$1,104,900		\$1,104,900	\$435,100		\$1,043,248		\$932,291	\$1,070,219			\$101.73		8.2077				
					Sale. Ratio =>		39.38				E.C.F. =>	0.871		Std. Deviation=>	0.26619877					
					Std. Dev. =>		3.70				Median E.C.F. =	0.789		Ave. Variance=>	17.4035	COD=>	22.05644033			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-033-006-79	9419 W WATERGATE	09/16/20	\$130,000	WD	\$130,000	\$57,000	43.85	\$108,076	\$6,150	\$123,850	\$137,738	0.899	1,456	\$85.06	416	12.9067	BOCA/STATE	\$5,200		COM & RES M55/66 TYPES
009-033-007-00	5045 S LACHANCE	07/02/19	\$188,000	WD	\$188,000	\$70,300	37.39	\$177,743	\$22,984	\$165,016	\$209,134	0.789	1,624	\$101.61	416	1.8940	BOCA/STATE	\$12,754		RESIDENTIAL ACREAGE & LOTS
009-240-017-00	5206 S RIVERVIEW	08/27/18	\$129,000	WD	\$129,000	\$48,300	37.44	\$127,261	\$12,000	\$117,000	\$155,758	0.751	1,680	\$69.64	414	1.8940	BOCA/STATE	\$10,000		RURAL SUBS
009-430-009-00	6209 JAMES	12/05/18	\$175,000	WD	\$175,000	\$71,600	40.91	\$194,059	\$29,718	\$145,282	\$222,082	0.654	1,352	\$107.46	430	11.5924	BOCA/STATE	\$25,000		SUB 430 LAKE ESTATES
009-470-121-00	1975 S PAVILION	04/03/19	\$103,000	WD	\$103,000	\$33,500	32.52	\$79,377	\$15,950	\$87,050	\$85,712	1.016	1,232	\$70.66	409	24.5504	BOCA/STATE	\$15,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-660-017-00	2129 S SARA	08/31/18	\$89,900	WD	\$89,900	\$33,800	37.60	\$91,347	\$8,950	\$80,950	\$111,347	0.727	1,008	\$80.31	660	4.3100	BOCA/STATE	\$8,000		RURAL SUBS
Totals:			\$814,900		\$814,900	\$314,500		\$777,863		\$719,148	\$921,772			\$85.79		1.0075				
					Sale. Ratio =>		38.59				E.C.F. =>	0.780		Std. Deviation=>	0.13053774					
					Std. Dev. =>		3.82				Median E.C.F. =	0.770		Ave. Variance=>	9.5246	COD=>	12.36791772			

the lake adjacent BOCA showing ECF near site built values.

009-440-015-00	7087 W WHITE BIRCH	09/17/19	\$290,000	WD	\$290,000	\$120,600	41.59	\$265,385	\$76,857	\$213,143	\$148,447	1.436	1,080	\$197.35	4520	66.5711	BOCA/STATE	\$73,935		LAKE MISSAUKEE NORTH SHORE AREAS
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Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

009-260-021-00	117 S MARK	10/22/18	\$275,000	WD	\$275,000	\$135,700	49.35	\$318,370	\$78,499	\$196,501	\$177,682	1.106	1,668	\$117.81	4520	5.9349	1.5S	\$76,149	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-021-00	117 S MARK	08/19/20	\$368,000	WD	\$368,000	\$144,500	39.27	\$318,370	\$78,499	\$289,501	\$177,682	1.629	1,668	\$173.56	4520	46.4058	1.5S	\$76,149	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-027-00	6939 W REDMAN	07/30/18	\$253,500	WD	\$253,500	\$122,300	48.24	\$265,081	\$74,350	\$179,150	\$141,282	1.268	1,344	\$133.30	4520	10.2768	1.5S	\$72,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-019-00	7869 W PINE	09/21/18	\$349,900	WD	\$349,900	\$133,600	38.18	\$300,724	\$123,559	\$226,341	\$131,233	1.725	1,476	\$153.35	4520	55.9461	1.5S	\$121,506	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-025-00	7929 W PINE	04/17/20	\$295,000	WD	\$295,000	\$139,200	47.19	\$278,379	\$74,225	\$220,775	\$151,225	1.460	1,428	\$154.60	4520	29.4648	1.5S	\$70,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-039-00	400 S CAROLYN	10/10/18	\$150,000	WD	\$150,000	\$76,300	50.87	\$160,052	\$30,950	\$119,050	\$95,631	1.245	1,120	\$106.29	4520	7.9627	1.5S	\$30,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-440-004-00	7199 W WHITE BIRCH	02/08/19	\$300,000	WD	\$300,000	\$129,800	43.27	\$301,307	\$100,523	\$199,477	\$148,729	1.341	1,610	\$123.90	4520	17.5951	1.5S	\$93,571	LAKE MISSAUKEE NORTH SHORE AREAS	
009-440-010-00	7139 W WHITE BIRCH	10/19/18	\$390,000	WD	\$390,000	\$116,500	29.87	\$336,104	\$76,310	\$313,690	\$192,440	1.630	2,326	\$134.86	4520	46.4805	1.5S	\$73,935	LAKE MISSAUKEE NORTH SHORE AREAS	
009-560-001-00	105 S NORA	06/29/18	\$450,000	WD	\$450,000	\$275,100	61.13	\$460,890	\$207,373	\$242,627	\$169,011	1.436	3,082	\$78.72	4520	27.0305	1.5S	\$204,038	009-560-003-00 LAKE MISSAUKEE NORTH SHORE AREAS	
009-680-021-00	7299 W WHITE BIRCH	07/25/19	\$210,000	WD	\$210,000	\$101,000	48.10	\$207,653	\$85,073	\$124,927	\$90,800	1.376	1,336	\$93.51	4520	21.0587	1.5S	\$84,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-440-013-00	7109 W WHITE BIRCH	08/28/18	\$328,000	WD	\$328,000	\$164,700	50.21	\$326,151	\$78,685	\$249,315	\$183,308	1.360	2,122	\$117.49	4520	19.4826	1.75S	\$73,935	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-032-00	6889 W REDMAN	07/16/20	\$282,400	WD	\$282,400	\$109,100	38.63	\$239,838	\$65,710	\$216,690	\$128,984	1.680	2,058	\$105.29	4520	51.4719	1S	\$63,335	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-034-00	6869 W REDMAN	08/20/19	\$220,000	WD	\$220,000	\$133,000	60.45	\$275,037	\$133,280	\$86,720	\$105,005	0.826	1,530	\$56.68	4520	33.9397	1S	\$130,070	009-260-035-00 LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-008-00	7759 W WHITE BIRCH	06/24/19	\$330,000	LC	\$330,000	\$138,300	41.91	\$284,240	\$110,375	\$219,625	\$128,789	1.705	1,752	\$125.36	4520	54.0049	1S	\$108,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-046-00	7770 W WHITE BIRCH	06/03/19	\$175,000	WD	\$175,000	\$55,700	31.83	\$143,893	\$30,606	\$144,394	\$83,916	1.721	616	\$234.41	4520	55.5430	1S	\$30,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-520-005-00	6563 W NORTHSHORE	06/21/19	\$375,000	WD	\$375,000	\$182,100	48.56	\$367,952	\$160,029	\$214,971	\$154,017	1.396	1,923	\$111.79	4520	23.0500	1S	\$157,654	LAKE MISSAUKEE NORTH SHORE AREAS	
009-660-009-00	2194 S SARA	09/28/18	\$89,362	WD	\$89,362	\$46,800	52.37	\$95,710	\$9,876	\$79,486	\$97,539	0.815	1,152	\$69.00	660	35.0343	1S	\$8,000	RURAL SUBS	
009-660-014-00	2195 S SARA	11/22/19	\$135,000	WD	\$135,000	\$50,900	37.70	\$111,029	\$9,900	\$125,100	\$114,919	1.089	1,008	\$124.11	660	7.6671	1S	\$8,000	RURAL SUBS	
009-660-019-00	2087 S SARA	05/08/19	\$130,000	WD	\$130,000	\$50,600	38.92	\$107,757	\$9,000	\$121,000	\$112,224	1.078	1,008	\$120.04	660	8.7059	1S	\$8,000	RURAL SUBS	
009-660-023-00	2022 S AMY	12/26/19	\$115,000	WD	\$115,000	\$46,200	40.17	\$96,949	\$6,975	\$108,025	\$102,243	1.057	1,008	\$107.17	660	10.8711	1S	\$4,600	RURAL SUBS	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	\$135,000	\$52,700	39.04	\$108,001	\$10,500	\$124,500	\$110,797	1.124	1,254	\$99.28	660	4.1580	TRI	\$8,000	RURAL SUBS	
009-690-021-00	6262 W JENNINGS	08/02/19	\$100,000	WD	\$100,000	\$53,500	53.50	\$102,877	\$7,175	\$92,825	\$104,024	0.892	1,357	\$68.40	690	27.2918	1S	\$4,800	RURAL SUBS	
009-690-037-00	6451 W JENNINGS	08/07/20	\$342,000	WD	\$342,000	\$139,000	40.64	\$298,494	\$26,737	\$315,263	\$295,388	1.067	2,244	\$140.49	690	9.7977	2S	\$16,350	RURAL SUBS	
Totals:			\$31,459,095		\$31,459,095	\$13,706,200		\$29,726,961		\$24,054,785	\$20,411,406			\$115.58		1.3236				
							Sale. Ratio =>	43.57				E.C.F. =>	1.178	Std. Deviation=>		0.43560117				
							Std. Dev. =>	9.85				Median E.C.F. =	1.165	Ave. Variance=>		33.7268	COD=>		28.9	

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

009-029-010-00	4520 S LACHANCE	06/12/20	\$200,000	WD	\$200,000	\$143,500	71.75	\$218,860	\$174,934	\$25,066	\$47,746	0.525	800	\$31.33	416	45.2706	1S	\$173,632	RESIDENTIAL ACREAGE & LOTS	
009-032-023-00	5960 S LACHANCE	10/18/19	\$90,000	WD	\$90,000	\$57,800	64.22	\$196,841	\$23,982	\$66,018	\$187,890	0.351	1,530	\$43.15	416	62.6332	1S	\$16,280	RESIDENTIAL ACREAGE & LOTS	
009-032-023-00	5960 S LACHANCE	08/20/20	\$229,900	WD	\$229,900	\$47,600	20.70	\$196,841	\$23,982	\$205,918	\$187,890	1.096	1,530	\$134.59	416	11.8252	1S	\$16,280	RESIDENTIAL ACREAGE & LOTS	
009-032-023-85	10122 W CADILLAC	09/10/19	\$373,000	WD	\$373,000	\$174,600	46.81	\$368,817	\$16,228	\$356,772	\$383,249	0.931	2,512	\$142.03	416	4.6782	1S	\$13,878	RESIDENTIAL ACREAGE & LOTS	
009-036-009-90	6255 W WALENJUS	07/15/19	\$285,000	WD	\$285,000	\$103,200	36.21	\$222,703	\$15,575	\$269,425	\$225,139	1.197	1,671	\$161.24	416	21.9008	1S	\$13,200	RESIDENTIAL ACREAGE & LOTS	
009-022-015-00	8621 W KELLY	11/26/19	\$160,000	WD	\$160,000	\$55,000	34.38	\$118,082	\$17,300	\$142,700	\$109,546	1.303	1,536	\$92.90	416	32.4957	BI	\$16,350	RESIDENTIAL ACREAGE & LOTS	
009-160-109-00	6371 W BUENA VISTA	06/11/18	\$83,000	WD	\$83,000	\$31,300	37.71	\$65,880	\$12,000	\$71,000	\$58,565	1.212	701	\$101.28	4161	23.4627	1.25S	\$12,000	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	\$110,000	\$54,700	49.73	\$114,325	\$22,350	\$87,650	\$99,973	0.877	1,037	\$84.52	4161	10.0958	1S	\$20,000	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	\$139,000	\$40,500	29.14	\$80,664	\$13,933	\$125,067	\$72,534	1.724	912	\$137.13	4161	74.6564	1S	\$12,000	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-396-008-00	221 S BALDWIN	11/08/18	\$39,500	LC	\$39,500	\$14,400	36.46	\$54,481	\$9,240	\$30,260	\$61,136	0.495	1,058	\$28.60	424	48.2738	1.25S	\$9,240	JENNINGS	
009-415-005-00	9937 W WALNUT	03/17/20	\$42,000	WD	\$42,000	\$20,200	48.10	\$59,020	\$4,918	\$37,082	\$73,111	0.507	1,172	\$31.64	424	47.0494	1.25S	\$2,000	JENNINGS	
009-362-008-00	412 S BLAIR	03/12/20	\$59,000	WD	\$59,000	\$18,800	31.86	\$51,002	\$21,447	\$37,553	\$39,939	0.940	576	\$65.20	424	3.7442	1S	\$19,800	JENNINGS	
009-366-003-00	512 S LACHANCE	03/16/20	\$22,000	LC	\$22,000	\$16,600	75.45	\$51,022	\$1,000	\$21,000	\$67,597	0.311	1,346	\$15.60	424	66.7033	1S	\$1,000	JENNINGS	
009-430-030-00	1725 S KATHLEEN	09/07/18	\$55,077	WD	\$55,077	\$34,500	62.64	\$87,647	\$7,970	\$47,107	\$86,605	0.544	1,638	\$28.76	430	43.3770	1.25S	\$7,000	SUB 430 LAKE ESTATES	
009-430-046-00	6094 DONALD	08/21/19	\$95,000	WD	\$95,000	\$42,500	44.74	\$94,385	\$9,689	\$85,311	\$92,061	0.927	1,336	\$63.86	430	5.1016	1S	\$7,000	SUB 430 LAKE ESTATES	
009-660-009-00	2194 S SARA	09/28/18	\$89,362	WD	\$89,362	\$46,800	52.37	\$95,710	\$9,876	\$79,486	\$97,539	0.815	1,152	\$69.00	660	16.2778	1S	\$8,000	RURAL SUBS	
009-660-014-00	2195 S SARA	11/22/19	\$135,000	WD	\$135,000	\$50,900	37.70	\$111,029	\$9,900	\$125,100	\$114,919	1.089	1,008	\$124.11	660	11.0893	1S	\$8,000	RURAL SUBS	
009-660-019-00	2087 S SARA	05/08/19	\$130,000	WD	\$130,000	\$50,600	38.92	\$107,757	\$9,000	\$121,000	\$112,224	1.078	1,008	\$120.04	660	10.0506	1S	\$8,000	RURAL SUBS	
009-660-023-00	2022 S AMY	12/26/19	\$115,000	WD	\$115,000	\$46,200	40.17	\$96,949	\$6,975	\$108,025	\$102,243	1.057	1,008	\$107.17	660	7.8853	1S	\$4,600	RURAL SUBS	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	\$135,000	\$52,700	39.04	\$108,001	\$10,500	\$124,500	\$110,797	1.124	1,254	\$99.28	660	14.5984	TRI	\$8,000	RURAL SUBS	
009-690-021-00	6262 W JENNINGS	08/02/19	\$100,000	WD	\$100,000	\$53,500	53.50	\$102,877	\$7,175	\$92,825	\$104,024	0.892	1,357	\$68.40	690	8.5353	1S	\$4,800	RURAL SUBS	
009-690-037-00	6451 W JENNINGS	08/07/20	\$342,000	WD	\$342,000	\$139,000	40.64	\$298,494	\$26,737	\$315,263	\$295,388	1.067	2,244	\$140.49	690	8.9588	2S	\$16,350	RURAL SUBS	
Totals:			\$14,329,871		\$14,329,871	\$6,185,300		\$13,491,307		\$12,317,424	\$12,611,625			\$100.46		0.1024				
							Sale. Ratio =>	43.16				E.C.F. =>	0.977	Std. Deviation=>		0.25987277				
							Std. Dev. =>	10.82				Median E.C.F. =	0.978	Ave. Variance=>		19.2468	COD=>	19.685903		

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

009-100-034-00	1304 S BIRCHAVEN BEACH	09/21/18	\$243,700	WD	\$243,700	\$107,900	44.28	\$211,881	\$120,292	\$123,408	\$70,453	1.752	948	\$130.18	403	31.5817	1S	\$117,000	009-010-018-90	LAKE MISSAUKEE SOUTH SHORE AREAS
009-680-005-00	7459 W WHITE BIRCH	10/01/20	\$325,000	WD	\$325,000	\$142,800	43.94	\$285,670	\$120,159	\$204,841	\$122,601	1.671	1,140	\$179.69	4520	23.4981	1.25S	\$119,100		LAKE MISSAUKEE NORTH SHORE AREAS
009-290-019-00	7869 W PINE	09/21/18	\$349,900	WD	\$349,900	\$133,600	38.18	\$300,724	\$123,559	\$226,341	\$131,233	1.725	1,476	\$153.35	4520	28.8906	1.5S	\$121,506		LAKE MISSAUKEE NORTH SHORE AREAS
009-260-034-00	6869 W REDMAN	08/20/19	\$220,000	WD	\$220,000	\$133,000	60.45	\$275,037	\$133,280	\$86,720	\$105,005	0.826	1,530	\$56.68	4520	60.9952	1S	\$130,070	009-260-035-00	LAKE MISSAUKEE NORTH SHORE AREAS
009-640-039-00	540 S OAK	01/06/20	\$293,000	WD	\$293,000	\$141,800	48.40	\$314,035	\$144,064	\$148,936	\$113,314	1.314	1,808	\$82.38	402R	12.1451	1.75S	\$142,500	009-640-038-00, 009-640-C	CROOKED LAKE AREA
009-530-001-00	8020 W RIDGEVIEW	08/06/20	\$390,000	WD	\$390,000	\$197,600	50.67	\$392,561	\$158,168	\$231,832	\$161,650	1.434	1,128	\$205.52	403	0.1659	1S	\$156,767		LAKE MISSAUKEE SOUTH SHORE AREAS
009-520-005-00	6563 W NORTHSHORE	06/21/19	\$375,000	WD	\$375,000	\$182,100	48.56	\$367,952	\$160,029	\$214,971	\$154,017	1.396	1,923	\$111.79	4520	4.0055	1S	\$157,654		LAKE MISSAUKEE NORTH SHORE AREAS
009-029-010-00	4520 S LACHANCE	06/12/20	\$200,000	WD	\$200,000	\$143,500	71.75	\$218,860	\$174,934	\$25,066	\$47,746	0.525	800	\$31.33	416	91.0826	1S	\$173,632		RESIDENTIAL ACREAGE & LOTS
009-620-002-00	7804 W FOREST	10/09/20	\$308,000	WD	\$308,000	\$173,200	56.23	\$346,313	\$182,020	\$125,980	\$113,306	1.112	1,402	\$89.86	403	32.3955	1S	\$177,603		LAKE MISSAUKEE SOUTH SHORE AREAS
009-620-009-00	7750 W FOREST	10/26/18	\$270,000	WD	\$270,000	\$116,400	43.11	\$250,391	\$191,670	\$78,330	\$40,497	1.934	640	\$122.39	403	49.8389	1S	\$191,521		LAKE MISSAUKEE SOUTH SHORE AREAS
009-560-001-00	105 S NORA	06/29/18	\$450,000	WD	\$450,000	\$275,100	61.13	\$460,890	\$207,373	\$242,627	\$169,011	1.436	3,082	\$78.72	4520	0.0250	1.5S	\$204,038	009-560-003-00	LAKE MISSAUKEE NORTH SHORE AREAS
Totals:			\$19,289,609		\$19,289,609	\$8,520,000		\$18,328,512		\$13,370,838	\$9,589,135			\$130.21		4.1443				
					Sale. Ratio =>	44.17				E.C.F. =>	1.394			Std. Deviation=>	0.42290735					
					Std. Dev. =>	8.90				Median E.C.F. =	1.436			Ave. Variance=>	31.7016	COD=>	22.0791303			

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-004-004-10	9770 W ANDERSON	08/30/19	\$179,500	WD	\$179,500	\$87,100	48.52	\$185,125	\$52,054	\$127,446	\$88,714	1.437	1,152	\$110.63	402R	45.2903	1.5S	\$51,084		JENNINGS	
009-640-039-00	540 S OAK	01/06/20	\$293,000	WD	\$293,000	\$141,800	48.40	\$314,035	\$144,064	\$148,936	\$113,314	1.314	1,808	\$82.38	402R	57.5132	1.75S	\$142,500	009-640-038-00, 009-640-040-00	CROOKED LAKE AREA	
009-003-001-99	S OAK	06/13/18	\$219,900	WD	\$219,900	\$76,700	34.88	\$183,636	\$74,850	\$145,050	\$72,524	2.000	576	\$251.82	402R	11.0530	1+S	\$72,500	009-270-010-00	CROOKED LAKE AREA	
009-220-010-00	840 S OAK	07/30/19	\$246,000	WD	\$246,000	\$101,800	41.38	\$236,024	\$65,108	\$180,892	\$113,944	1.588	1,389	\$130.23	402R	30.1945	1S	\$64,845		CROOKED LAKE AREA	
009-270-003-00	390 S OAK	10/15/18	\$145,000	WD	\$145,000	\$48,700	33.59	\$121,568	\$48,450	\$96,550	\$48,745	1.981	709	\$136.18	402R	9.1205	1S	\$47,500		CROOKED LAKE AREA	
009-270-017-00	250 S OAK	11/20/18	\$164,000	WD	\$164,000	\$59,100	36.04	\$152,949	\$73,722	\$90,278	\$52,818	1.709	578	\$156.19	402R	18.0269	1S	\$71,997		CROOKED LAKE AREA	
009-270-024-00	180 S OAK	03/27/20	\$190,000	WD	\$190,000	\$64,100	33.74	\$155,680	\$50,168	\$139,832	\$70,341	1.988	990	\$141.24	402R	9.8409	1S	\$47,500		CROOKED LAKE AREA	
009-270-029-00	130 S OAK	11/06/18	\$192,000	WD	\$192,000	\$86,800	45.21	\$182,616	\$68,807	\$123,193	\$87,545	1.407	768	\$160.41	402R	48.2307	1S	\$63,000	009-003-001-93	CROOKED LAKE AREA	
009-280-002-00	9161 W OAK	06/11/18	\$310,000	WD	\$310,000	\$115,400	37.23	\$231,117	\$115,751	\$194,249	\$76,911	2.526	1,452	\$133.78	402R	63.6147	1S	\$110,755		CROOKED LAKE AREA	
009-280-013-00	9235 W OAK	06/14/19	\$265,000	WD	\$265,000	\$101,100	38.15	\$216,815	\$63,116	\$201,884	\$105,999	1.905	1,389	\$145.34	402R	1.5081	1S	\$60,583		CROOKED LAKE AREA	
009-280-029-00	9387 W OAK	10/28/20	\$209,000	WD	\$209,000	\$89,500	42.82	\$177,432	\$50,963	\$158,037	\$84,313	1.874	1,080	\$146.33	402R	1.5081	1S	\$50,296		CROOKED LAKE AREA	
009-640-045-00	470 S OAK	11/06/20	\$286,549	WD	\$286,549	\$107,400	37.48	\$214,724	\$72,243	\$214,306	\$94,987	2.256	1,296	\$165.36	402R	36.6656	1S	\$71,997		CROOKED LAKE AREA	
Totals:					\$2,699,949	\$2,699,949	\$1,079,500		\$2,371,721	\$1,820,653	\$1,010,156			\$146.66		8.7149					
							Sale. Ratio =>	39.98				E.C.F. =>	1.802	Std. Deviation=>		0.35958953					
							Std. Dev. =>	5.39				Median E.C.F. =	1.889	Ave. Variance=>		27.7139	COD=>	14.66734			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	uilding Styl	Land Value	Other Parcels in Sale	Land Table	
009-640-039-00	540 S OAK	01/06/20	\$293,000	WD	\$293,000	\$141,800	48.40	\$314,035	\$144,064	\$148,936	\$113,314	1.314	1,808	\$82.38	402R	61.6796	1.75S	\$142,500	009-640-038-00, 009-640-040-00	CROOKED LAKE AREA	
009-270-024-00	180 S OAK	03/27/20	\$190,000	WD	\$190,000	\$64,100	33.74	\$155,680	\$50,168	\$139,832	\$70,341	1.988	990	\$141.24	402R	5.6745	1S	\$47,500		CROOKED LAKE AREA	
009-280-029-00	9387 W OAK	10/28/20	\$209,000	WD	\$209,000	\$89,500	42.82	\$177,432	\$50,963	\$158,037	\$84,313	1.874	1,080	\$146.33	402R	5.6745	1S	\$50,296		CROOKED LAKE AREA	
009-640-045-00	470 S OAK	11/06/20	\$286,549	WD	\$286,549	\$107,400	37.48	\$214,724	\$72,243	\$214,306	\$94,987	2.256	1,296	\$165.36	402R	32.4992	1S	\$71,997		CROOKED LAKE AREA	
Totals:					\$978,549	\$978,549	\$402,800		\$861,871	\$661,111	\$362,955			\$133.83		10.9695					
							Sale. Ratio =>	41.16				E.C.F. =>	1.821	Std. Deviation=>		0.39632046					
							Std. Dev. =>	6.39				Median E.C.F. =	1.931	Ave. Variance=>		26.3820	COD=>	13.66119			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	uilding Styl	Land Value	Other Parcels in Sale	Land Table	
009-004-004-10	9770 W ANDERSON	08/30/19	\$179,500	WD	\$179,500	\$87,100	48.52	\$185,125	\$52,054	\$127,446	\$88,714	1.437	1,152	\$110.63	402R	37.0309	1.5S	\$51,084		JENNINGS	
009-640-039-00	540 S OAK	01/06/20	\$293,000	WD	\$293,000	\$141,800	48.40	\$314,035	\$144,064	\$148,936	\$113,314	1.314	1,808	\$82.38	402R	49.2538	1.75S	\$142,500	009-640-038-00, 009-640-040-00	CROOKED LAKE AREA	
009-003-001-99	S OAK	06/13/18	\$219,900	WD	\$219,900	\$76,700	34.88	\$183,636	\$74,850	\$145,050	\$72,524	2.000	576	\$251.82	402R	19.3124	1+S	\$72,500	009-270-010-00	CROOKED LAKE AREA	
009-220-010-00	840 S OAK	07/30/19	\$246,000	WD	\$246,000	\$101,800	41.38	\$236,024	\$65,108	\$180,892	\$113,944	1.588	1,389	\$130.23	402R	21.9351	1S	\$64,845		CROOKED LAKE AREA	
009-270-003-00	390 S OAK	10/15/18	\$145,000	WD	\$145,000	\$48,700	33.59	\$121,568	\$48,450	\$96,550	\$48,745	1.981	709	\$136.18	402R	17.3799	1S	\$47,500		CROOKED LAKE AREA	
009-270-017-00	250 S OAK	11/20/18	\$164,000	WD	\$164,000	\$59,100	36.04	\$152,949	\$73,722	\$90,278	\$52,818	1.709	578	\$156.19	402R	9.7675	1S	\$71,997		CROOKED LAKE AREA	
009-270-024-00	180 S OAK	03/27/20	\$190,000	WD	\$190,000	\$64,100	33.74	\$155,680	\$50,168	\$139,832	\$70,341	1.988	990	\$141.24	402R	18.1003	1S	\$47,500		CROOKED LAKE AREA	
009-270-029-00	130 S OAK	11/06/18	\$192,000	WD	\$192,000	\$86,800	45.21	\$182,616	\$68,807	\$123,193	\$87,545	1.407	768	\$160.41	402R	39.9713	1S	\$63,000	009-003-001-93	CROOKED LAKE AREA	
009-280-002-00	9161 W OAK	06/11/18	\$310,000	WD	\$310,000	\$115,400	37.23	\$231,117	\$115,751	\$194,249	\$76,911	2.526	1,452	\$133.78	402R	71.8741	1S	\$110,755		CROOKED LAKE AREA	
009-280-013-00	9235 W OAK	06/14/19	\$265,000	WD	\$265,000	\$101,100	38.15	\$216,815	\$63,116	\$201,884	\$105,999	1.905	1,389	\$145.34	402R	9.7675	1S	\$60,583		CROOKED LAKE AREA	
Totals:					\$2,204,400	\$2,204,400	\$882,600		\$1,979,565	\$1,448,310	\$830,856			\$144.82		6.3749					
							Sale. Ratio =>	40.04				E.C.F. =>	1.743	Std. Deviation=>		0.36801426					
							Std. Dev. =>	5.82				Median E.C.F. =	1.807	Ave. Variance=>		29.4393	COD=>	16.29268			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-160-038-00	6404 W LAKEVIEW	11/22/19	\$415,000	WD	\$415,000	\$188,100	45.33	\$410,435	\$109,438	\$305,562	\$207,584	1.472	1,935	\$157.91	403	28.0005	1.5S	\$104,688		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-100-009-00	1554 S BIRCHAVEN BEACH	12/19/19	\$277,700	WD	\$277,700	\$132,800	47.82	\$273,276	\$120,340	\$157,360	\$105,473	1.492	1,464	\$107.49	403	26.0052	1.75S	\$117,000	009-010-017-68	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-029-00	6300 W LAKEVIEW	01/13/20	\$300,000	WD	\$300,000	\$123,800	41.27	\$268,304	\$116,302	\$183,698	\$104,829	1.752	1,512	\$121.49	403	0.0363	1.75S	\$115,249		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-450-010-80	1781 S GREEN	07/08/19	\$209,000	WD	\$209,000	\$80,900	38.71	\$186,808	\$40,950	\$168,050	\$100,592	1.671	1,212	\$138.66	403	8.1382	1+S	\$40,000		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-100-034-00	1304 S BIRCHAVEN BEACH	09/21/18	\$243,700	WD	\$243,700	\$107,900	44.28	\$211,881	\$120,292	\$123,408	\$70,453	1.752	948	\$130.18	403	0.0363	1S	\$117,000	009-010-018-90	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-020-00	6198 W LAKEVIEW	07/06/20	\$219,900	WD	\$219,900	\$100,200	45.57	\$198,523	\$111,506	\$108,394	\$60,012	1.806	728	\$148.89	403	5.4217	1S	\$110,000		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-037-00	6390 W LAKEVIEW	10/23/20	\$320,000	WD	\$320,000	\$126,300	39.47	\$252,695	\$106,489	\$213,511	\$100,832	2.117	784	\$272.34	403	36.5502	1S	\$104,688		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-460-021-00	6800 W LAKEVIEW DR	05/29/19	\$250,000	WD	\$250,000	\$104,100	41.64	\$220,078	\$112,390	\$137,610	\$74,268	1.853	832	\$165.40	403	10.0898	1S	\$110,450		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-530-001-00	8020 W RIDGEVIEW	08/06/20	\$390,000	WD	\$390,000	\$197,600	50.67	\$392,561	\$158,168	\$231,832	\$140,100	1.655	1,128	\$205.52	403	9.7236	1S	\$156,767		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-550-007-50	6004 W OAKCREST	07/13/18	\$210,000	WD	\$210,000	\$70,500	33.57	\$165,317	\$59,102	\$150,898	\$73,252	2.060	1,020	\$147.94	403	30.7996	1S	\$59,102		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-620-002-00	7804 W FOREST	10/09/20	\$308,000	WD	\$308,000	\$173,200	56.23	\$346,313	\$182,020	\$125,980	\$113,306	1.112	1,402	\$89.86	403	64.0135	1S	\$177,603		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-620-009-00	7750 W FOREST	10/26/18	\$270,000	WD	\$270,000	\$116,400	43.11	\$250,391	\$191,670	\$78,330	\$40,497	1.934	640	\$122.39	403	18.2209	1S	\$191,521		LAKE MISSAUKEE SOUTH SHORE AREAS	
Totals:			\$3,413,300		\$3,413,300	\$1,521,800		\$3,176,582		\$1,984,633	\$1,191,197			\$150.67		8.5913					
							Sale. Ratio =>	44.58				E.C.F. =>	1.666	Std. Deviation=>		0.27577383					
							Std. Dev. =>	5.91				Median E.C.F. =	1.752	Ave. Variance=>		19.7530	COD=>	11.27456			

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009-160-029-00	6300 W LAKEVIEW	01/13/20	\$300,000	WD	\$300,000	\$123,800	41.27	\$268,304	\$116,302	\$183,698	\$104,829	1.752	1,512	\$121.49	403	0.0000	1.75S	\$115,249		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-020-00	6198 W LAKEVIEW	07/06/20	\$219,900	WD	\$219,900	\$100,200	45.57	\$198,523	\$111,506	\$108,394	\$60,012	1.806	728	\$148.89	403	5.3855	1S	\$110,000		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-037-00	6390 W LAKEVIEW	10/23/20	\$320,000	WD	\$320,000	\$126,300	39.47	\$252,695	\$106,489	\$213,511	\$100,832	2.117	784	\$272.34	403	36.5139	1S	\$104,688		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-530-001-00	8020 W RIDGEVIEW	08/06/20	\$390,000	WD	\$390,000	\$197,600	50.67	\$392,561	\$158,168	\$231,832	\$161,650	1.434	1,128	\$205.52	403	31.8202	1S	\$156,767		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-620-002-00	7804 W FOREST	10/09/20	\$308,000	WD	\$308,000	\$173,200	56.23	\$346,313	\$182,020	\$125,980	\$113,306	1.112	1,402	\$89.86	403	64.0498	1S	\$177,603		LAKE MISSAUKEE SOUTH SHORE AREAS	
Totals:			\$1,537,900		\$1,537,900	\$721,100		\$1,458,396		\$863,415	\$540,628			\$167.62		15.5301					
							Sale. Ratio =>	46.89				E.C.F. =>	1.597	Std. Deviation=>		0.38388164					
							Std. Dev. =>	6.89				Median E.C.F. =	1.752	Ave. Variance=>		27.5539	COD=>	15.72387			

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-530-008-00	8081 W RIDGEVIEW	07/20/18	\$180,000	WD	\$180,000	\$81,500	45.28	\$186,500	\$27,486	\$152,514	\$152,898	0.997	1,634	\$93.34	404	3.6758	1.5S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-530-010-00	8041 W RIDGEVIEW	10/15/18	\$127,100	WD	\$127,100	\$79,600	62.63	\$126,586	\$27,375	\$99,725	\$150,320	0.663	1,524	\$65.44	404	37.0827	HUD	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-590-078-00	8210 W FIRST	05/24/19	\$145,000	WD	\$145,000	\$64,600	44.55	\$138,059	\$16,481	\$128,519	\$127,977	1.004	1,080	\$119.00	409	3.0010	1.5S	\$9,000	009-590-080-00	SAPPHIRE LAKE AREA	
009-450-003-00	1845 S GREEN	06/25/18	\$112,000	WD	\$112,000	\$40,800	36.43	\$101,468	\$28,005	\$83,995	\$78,152	1.075	892	\$94.16	409	4.0517	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-450-005-00	1841 S GREEN	08/06/18	\$110,000	WD	\$110,000	\$29,000	26.36	\$78,884	\$13,500	\$96,500	\$69,557	1.387	968	\$99.69	409	35.3097	1S	\$12,500		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-015-50	1802 S WILDROSE	01/18/19	\$93,500	WD	\$93,500	\$30,500	32.62	\$72,525	\$28,880	\$64,620	\$46,431	1.392	530	\$121.92	409	35.7501	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-032-00	7476 W MISSAUKEE	10/08/19	\$130,000	WD	\$130,000	\$43,800	33.69	\$94,068	\$21,580	\$108,420	\$77,115	1.406	1,008	\$107.56	409	37.1708	1S	\$20,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-042-00	1845 S SWEETBRIAR	11/30/18	\$83,000	WD	\$83,000	\$30,900	37.23	\$76,936	\$26,440	\$56,560	\$53,719	1.053	632	\$89.49	409	1.8637	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-101-00	1929 S SWEETBRIAR	04/25/18	\$100,000	WD	\$100,000	\$64,600	64.60	\$192,914	\$22,975	\$77,025	\$180,786	0.426	1,674	\$46.01	409	60.8190	1S	\$15,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-127-00	7471 W MISSAUKEE	08/20/20	\$95,000	WD	\$95,000	\$49,700	52.32	\$99,443	\$10,950	\$84,050	\$94,141	0.893	1,400	\$60.04	409	14.1441	1S	\$10,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-490-053-50	7044 W MISSAUKEE	09/25/20	\$90,000	WD	\$90,000	\$44,800	49.78	\$89,627	\$25,950	\$64,050	\$67,741	0.946	806	\$79.47	409	8.8740	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-590-029-00	1550 S CHIPPEWA	10/16/19	\$125,000	WD	\$125,000	\$46,400	37.12	\$100,909	\$9,950	\$115,050	\$96,765	1.189	1,075	\$107.02	409	15.4718	1S	\$9,000		SAPPHIRE LAKE AREA	
009-590-041-00	1620 CHIPPEWA	10/16/20	\$126,500	WD	\$126,500	\$56,400	44.58	\$112,938	\$18,816	\$107,684	\$100,130	1.075	1,531	\$70.34	409	4.1198	1S	\$9,000	009-590-042-00, 009-590-043-00	SAPPHIRE LAKE AREA	
009-590-090-00	8221 W FIRST	02/05/20	\$46,250	WD	\$46,250	\$20,700	44.76	\$44,597	\$8,772	\$37,478	\$38,112	0.983	567	\$66.10	409	5.0873	1S	\$6,000		SAPPHIRE LAKE AREA	
009-470-121-00	1975 S PAVILION	04/03/19	\$103,000	WD	\$103,000	\$33,500	32.52	\$79,377	\$15,950	\$87,050	\$85,712	1.016	1,232	\$70.66	409	1.8637	BOCA/STATE	\$15,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-010-014-00	1760 S SCHNEIDER	05/25/18	\$70,000	WD	\$70,000	\$23,800	34.00	\$56,085	\$12,500	\$57,500	\$47,375	1.214	624	\$92.15	412	17.9474	1S	\$12,500		RESIDENTIAL ACREAGE & LOTS	
009-160-109-00	6371 W BUENA VISTA	06/11/18	\$83,000	WD	\$83,000	\$31,300	37.71	\$65,880	\$12,000	\$71,000	\$58,565	1.212	701	\$101.28	4161	17.8078	1.25S	\$12,000		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-072-00	6477 W LAKEVIEW	10/04/19	\$65,000	WD	\$65,000	\$35,100	54.00	\$82,565	\$35,000	\$30,000	\$51,701	0.580	775	\$38.71	4161	45.3986	1S	\$35,000		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	\$110,000	\$54,700	49.73	\$114,325	\$22,350	\$87,650	\$99,973	0.877	1,037	\$84.52	4161	15.7508	1S	\$20,000		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-124-00	6313 W LAKEVIEW	09/17/19	\$129,900	WD	\$129,900	\$65,200	50.19	\$123,338	\$59,748	\$70,152	\$69,120	1.015	986	\$71.15	4161	1.9309	1S	\$58,500	009-012-029-00, 009-160-123-00, 009-160-127	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	\$139,000	\$40,500	29.14	\$80,664	\$13,933	\$125,067	\$72,534	1.724	912	\$137.13	4161	69.0015	1S	\$12,000		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-151-00	6159 W LAKEVIEW	06/19/20	\$137,500	WD	\$137,500	\$46,600	33.89	\$108,557	\$36,524	\$100,976	\$116,182	0.869	1,248	\$80.91	4161	16.5129	HUD	\$35,000		LAKE MISSAUKEE SOUTH SHORE AREAS	
009-290-039-00	400 S CAROLYN	10/10/18	\$150,000	WD	\$150,000	\$76,300	50.87	\$160,052	\$30,950	\$119,050	\$95,631	1.245	1,120	\$106.29	4520	21.0642	1.5S	\$30,000		LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-046-00	7770 W WHITE BIRCH	06/03/19	\$175,000	WD	\$175,000	\$55,700	31.83	\$143,893	\$30,606	\$144,394	\$83,916	1.721	616	\$234.41	4520	68.6445	1S	\$30,000		LAKE MISSAUKEE NORTH SHORE AREAS	
Totals:			\$2,725,750		\$2,725,750	\$1,146,000		\$2,530,190		\$2,169,029	\$2,114,554			\$93.20		0.8484					
							Sale. Ratio =>	42.04				E.C.F. =>	1.026	Std. Deviation=>		0.310589436					
							Std. Dev. =>	10.36				Median E.C.F. =>	1.034	Ave. Variance=>		22.5977	COD=>	21.84940477			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-670-014-11	1510 S MOREY	03/06/20	\$84,000	WD	\$84,000	\$22,000	26.19	\$64,881	\$25,825	\$58,175	\$26,387	2.205	363	\$160.26	4042	0.0000	1S	\$16,884		GREEN KNOLL UNITS	
Totals:			\$84,000		\$84,000	\$22,000		\$64,881		\$58,175	\$26,387			\$160.26		0.0000					
					Sale. Ratio =>	26.19							E.C.F. =>	2.205		Std. Deviation=>		#DIV/0!			
					Std. Dev. =>	#DIV/0!							Median E.C.F. =	2.205		Ave. Variance=>		0.0000		COD=>	
																		0			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-007-010-70	1991 S SEELEY	06/13/19	\$345,000	WD	\$345,000	\$166,800	48.35	\$354,026	\$31,750	\$313,250	\$238,723	1.312	1,816	\$172.49	408	0.0000	1S	\$30,800	009-007-010-35	ROUND LAKE
Totals:			\$345,000		\$345,000	\$166,800		\$354,026		\$313,250	\$238,723			\$172.49		0.0000				
					Sale. Ratio =>	48.35							E.C.F. =>	1.312		Std. Deviation=>		#DIV/0!		
					Std. Dev. =>	#DIV/0!							Median E.C.F. =	1.312		Ave. Variance=>		0.0000 COD=>		
																		0		

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

009-036-009-90	6255 W WALENJUS	07/15/19	\$285,000	WD	\$285,000	\$103,200	36.21	\$222,703	\$15,575	\$269,425	\$225,139	1.197	1,671	\$161.24	416	21.9008	1S	\$13,200	RESIDENTIAL ACREAGE & LOTS	
009-022-015-00	8621 W KELLY	11/26/19	\$160,000	WD	\$160,000	\$55,000	34.38	\$118,082	\$17,300	\$142,700	\$109,546	1.303	1,536	\$92.90	416	32.4957	BI	\$16,350	RESIDENTIAL ACREAGE & LOTS	
009-160-109-00	6371 W BUENA VISTA	06/11/18	\$83,000	WD	\$83,000	\$31,300	37.71	\$65,880	\$12,000	\$71,000	\$58,565	1.212	701	\$101.28	4161	23.4627	1.25S	\$12,000	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	\$110,000	\$54,700	49.73	\$114,325	\$22,350	\$87,650	\$99,973	0.877	1,037	\$84.52	4161	10.0958	1S	\$20,000	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	\$139,000	\$40,500	29.14	\$80,664	\$13,933	\$125,067	\$72,534	1.724	912	\$137.13	4161	74.6564	1S	\$12,000	LAKE MISSAUKEE SOUTH SHORE AREAS	
009-396-008-00	221 S BALDWIN	11/08/18	\$39,500	LC	\$39,500	\$14,400	36.46	\$54,481	\$9,240	\$30,260	\$61,136	0.495	1,058	\$28.60	424	48.2738	1.25S	\$9,240	JENNINGS	
009-415-005-00	9937 W WALNUT	03/17/20	\$42,000	WD	\$42,000	\$20,200	48.10	\$59,020	\$4,918	\$37,082	\$73,111	0.507	1,172	\$31.64	424	47.0494	1.25S	\$2,000	JENNINGS	
009-362-008-00	412 S BLAIR	03/12/20	\$59,000	WD	\$59,000	\$18,800	31.86	\$51,002	\$21,447	\$37,553	\$39,939	0.940	576	\$65.20	424	3.7442	1S	\$19,800	JENNINGS	
009-366-003-00	512 S LACHANCE	03/16/20	\$22,000	LC	\$22,000	\$16,600	75.45	\$51,022	\$1,000	\$21,000	\$67,597	0.311	1,346	\$15.60	424	66.7033	1S	\$1,000	JENNINGS	
009-430-030-00	1725 S KATHLEEN	09/07/18	\$55,077	WD	\$55,077	\$34,500	62.64	\$87,647	\$7,970	\$47,107	\$86,605	0.544	1,638	\$28.76	430	43.3770	1.25S	\$7,000	SUB 430 LAKE ESTATES	
009-430-046-00	6094 DONALD	08/21/19	\$95,000	WD	\$95,000	\$42,500	44.74	\$94,385	\$9,689	\$85,311	\$92,061	0.927	1,336	\$63.86	430	5.1016	1S	\$7,000	SUB 430 LAKE ESTATES	
009-660-009-00	2194 S SARA	09/28/18	\$89,362	WD	\$89,362	\$46,800	52.37	\$95,710	\$9,876	\$79,486	\$97,539	0.815	1,152	\$69.00	660	16.2778	1S	\$8,000	RURAL SUBS	
009-660-014-00	2195 S SARA	11/22/19	\$135,000	WD	\$135,000	\$50,900	37.70	\$111,029	\$9,900	\$125,100	\$114,919	1.089	1,008	\$124.11	660	11.0893	1S	\$8,000	RURAL SUBS	
009-660-019-00	2087 S SARA	05/08/19	\$130,000	WD	\$130,000	\$50,600	38.92	\$107,757	\$9,000	\$121,000	\$112,224	1.078	1,008	\$120.04	660	10.0506	1S	\$8,000	RURAL SUBS	
009-660-023-00	2022 S AMY	12/26/19	\$115,000	WD	\$115,000	\$46,200	40.17	\$96,949	\$6,975	\$108,025	\$102,243	1.057	1,008	\$107.17	660	7.8853	1S	\$4,600	RURAL SUBS	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	\$135,000	\$52,700	39.04	\$108,001	\$10,500	\$124,500	\$110,797	1.124	1,254	\$99.28	660	14.5984	TRI	\$8,000	RURAL SUBS	
009-690-021-00	6262 W JENNINGS	08/02/19	\$100,000	WD	\$100,000	\$53,500	53.50	\$102,877	\$7,175	\$92,825	\$104,024	0.892	1,357	\$68.40	690	8.5353	1S	\$4,800	RURAL SUBS	
009-690-037-00	6451 W JENNINGS	08/07/20	\$342,000	WD	\$342,000	\$139,000	40.64	\$298,494	\$26,737	\$315,263	\$295,388	1.067	2,244	\$140.49	690	8.9588	2S	\$16,350	RURAL SUBS	
Totals:			\$14,329,871		\$14,329,871	\$6,185,300		\$13,491,307		\$12,317,424	\$12,611,625			\$100.46				0.1024		
							Sale. Ratio =>	43.16				E.C.F. =>	0.977	Std. Deviation=>		0.25987277				
							Std. Dev. =>	10.82				Median E.C.F. =	0.978	Ave. Variance=>		19.2468	COD=>	19.6859034		

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-590-078-00	8210 W FIRST	05/24/19	\$145,000	WD	\$145,000	\$64,600	44.55	\$138,059	\$16,481	\$128,519	\$127,977	1.004	1,080	\$119.00	409	2.6310	1.5S	\$9,000	009-590-080-00	SAPPHIRE LAKE AREA	
009-340-025-00	10790 W KELLY	08/19/20	\$140,000	LC	\$140,000	\$69,700	49.79	\$139,415	\$5,970	\$134,030	\$141,963	0.944	1,144	\$117.16	409	8.6425	1+S	\$5,000		RURAL SUBS	
009-190-003-00	255 S CAROLYN	10/16/19	\$180,000	WD	\$180,000	\$79,300	44.06	\$173,366	\$7,940	\$172,060	\$175,985	0.978	1,736	\$99.11	409	5.2850	1S	\$7,000		RURAL SUBS	
009-190-015-00	186 S CAROLYN	07/10/20	\$129,900	WD	\$129,900	\$55,100	42.42	\$110,162	\$9,423	\$120,477	\$107,169	1.124	1,080	\$111.55	409	9.3630	1S	\$7,000		RURAL SUBS	
009-250-027-00	9510 W LOTAN	10/08/19	\$165,000	WD	\$165,000	\$62,000	37.58	\$138,294	\$11,365	\$153,635	\$135,031	1.138	1,671	\$91.94	409	10.7231	1S	\$4,500		RURAL SUBS	
009-340-012-00	10504 W KELLY	09/12/19	\$277,000	WD	\$277,000	\$122,500	44.22	\$259,995	\$25,645	\$251,355	\$249,309	1.008	1,736	\$144.79	409	2.2337	1S	\$19,200		RURAL SUBS	
009-340-022-00	10724 W KELLY	06/29/18	\$135,000	WD	\$135,000	\$59,600	44.15	\$148,318	\$13,206	\$121,794	\$143,736	0.847	1,400	\$87.00	409	18.3202	1S	\$9,600		RURAL SUBS	
009-450-003-00	1845 S GREEN	06/25/18	\$112,000	WD	\$112,000	\$40,800	36.43	\$101,468	\$28,005	\$83,995	\$78,152	1.075	892	\$94.16	409	4.4217	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-450-005-00	1841 S GREEN	08/06/18	\$110,000	WD	\$110,000	\$29,000	26.36	\$78,884	\$13,500	\$96,500	\$69,557	1.387	968	\$99.69	409	35.6796	1S	\$12,500		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-015-50	1802 S WILDROSE	01/18/19	\$93,500	WD	\$93,500	\$30,500	32.62	\$72,525	\$28,880	\$64,620	\$46,431	1.392	530	\$121.92	409	36.1201	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-032-00	7476 W MISSAUKEE	10/08/19	\$130,000	WD	\$130,000	\$43,800	33.69	\$94,068	\$21,580	\$108,420	\$77,115	1.406	1,008	\$107.56	409	37.5408	1S	\$20,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-042-00	1845 S SWEETBRIAR	11/30/18	\$83,000	WD	\$83,000	\$30,900	37.23	\$76,936	\$26,440	\$56,560	\$53,719	1.053	632	\$89.49	409	2.2337	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-101-00	1929 S SWEETBRIAR	04/25/18	\$100,000	WD	\$100,000	\$64,600	64.60	\$192,914	\$22,975	\$77,025	\$180,786	0.426	1,674	\$46.01	409	60.4490	1S	\$15,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-127-00	7471 W MISSAUKEE	08/20/20	\$95,000	WD	\$95,000	\$49,700	52.32	\$99,443	\$10,950	\$84,050	\$94,141	0.893	1,400	\$60.04	409	13.7741	1S	\$10,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-490-053-50	7044 W MISSAUKEE	09/25/20	\$90,000	WD	\$90,000	\$44,800	49.78	\$89,627	\$25,950	\$64,050	\$67,741	0.946	806	\$79.47	409	8.5040	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-590-029-00	1550 S CHIPPEWA	10/16/19	\$125,000	WD	\$125,000	\$46,400	37.12	\$100,909	\$9,950	\$115,050	\$96,765	1.189	1,075	\$107.02	409	15.8418	1S	\$9,000		SAPPHIRE LAKE AREA	
009-590-041-00	1620 CHIPPEWA	10/16/20	\$126,500	WD	\$126,500	\$56,400	44.58	\$112,938	\$18,816	\$107,684	\$100,130	1.075	1,531	\$70.34	409	4.4898	1S	\$9,000	009-590-042-00, 009-590-043-00	SAPPHIRE LAKE AREA	
009-590-090-00	8221 W FIRST	02/05/20	\$46,250	WD	\$46,250	\$20,700	44.76	\$44,597	\$8,772	\$37,478	\$38,112	0.983	567	\$66.10	409	4.7174	1S	\$6,000		SAPPHIRE LAKE AREA	
Totals:			\$2,283,150		\$2,283,150	\$970,400		\$2,171,918		\$1,977,302	\$1,983,819			\$95.13		3.3831					
							Sale. Ratio =>	42.50				E.C.F. =>	0.997	Std. Deviation=>		0.22774457					
							Std. Dev. =>	8.63				Median E.C.F. =	1.031	Ave. Variance=>		15.6095	COD=>	15.147			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-017-002-48	10360 W ROSTED	05/01/20	\$199,900	WD	\$199,900	\$86,100	43.07	\$172,159	\$11,403	\$188,497	\$174,735	1.079	1,344	\$140.25	4091	0.0000	1S	\$10,958		RESIDENTIAL ACREAGE & LOTS	
009-019-017-00	3535 S SEELEY	08/07/20	\$218,000	WD	\$218,000	\$86,100	39.50	\$172,255	\$20,160	\$197,840	\$165,321	1.197	1,248	\$158.53	4091	11.7944	1S	\$19,220		RESIDENTIAL ACREAGE & LOTS	
009-018-001-36	2255 S SEELEY	06/26/18	\$195,900	WD	\$195,900	\$63,900	32.62	\$187,318	\$20,828	\$175,072	\$180,967	0.967	1,428	\$122.60	4091	11.1338	LOG	\$19,820		RESIDENTIAL ACREAGE & LOTS	
Totals:			\$613,800		\$613,800	\$236,100		\$531,732		\$561,409	\$521,023			\$140.46		0.1247					
							Sale. Ratio =>	38.47				E.C.F. =>	1.078	Std. Deviation=>		0.11465674					
							Std. Dev. =>	5.31				Median E.C.F. =	1.079	Ave. Variance=>		7.6427	COD=>	7.084727499			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	ther Parcels in Sa	Land Table
009-300-013-00	9020 W OAK	06/06/18	\$85,450	LC	\$85,450	\$40,200	47.05	\$95,160	\$27,375	\$58,075	\$45,190	1.285	672	\$86.42	410	14.0637	1S	\$25,000		SAPPHIRE LAKE AREA
009-300-020-00	8944 W OAK	06/15/18	\$126,225	WD	\$126,225	\$47,400	37.55	\$115,763	\$25,608	\$100,617	\$60,103	1.674	620	\$162.29	410	24.8301	1S	\$25,000		SAPPHIRE LAKE AREA
009-300-034-00	1645 S DUCK POINT	06/20/19	\$172,000	WD	\$172,000	\$56,700	32.97	\$159,314	\$28,568	\$143,432	\$87,164	1.646	1,054	\$136.08	410	21.9776	1S	\$26,911		SAPPHIRE LAKE AREA
009-010-013-00	1750 S SCHNEIDER	05/25/18	\$145,000	WD	\$145,000	\$63,300	43.66	\$159,780	\$33,450	\$111,550	\$84,220	1.325	1,194	\$93.43	410	10.1259	1.25S	\$32,500		SAPPHIRE LAKE AREA
009-010-030-00	8788 W PETERSON POINT	10/12/20	\$185,000	WD	\$185,000	\$54,000	29.19	\$113,300	\$32,757	\$152,243	\$53,695	2.835	824	\$184.76	410	140.9545	1S	\$32,500		SAPPHIRE LAKE AREA
009-300-025-00	8896 W OAK	05/20/19	\$132,000	WD	\$132,000	\$87,800	66.52	\$175,092	\$35,073	\$96,927	\$93,346	1.038	1,112	\$87.16	410	38.7404	1S	\$34,103		SAPPHIRE LAKE AREA
009-010-009-00	1970 S SCHNEIDER	10/22/18	\$168,000	WD	\$168,000	\$97,800	58.21	\$223,904	\$39,950	\$128,050	\$122,636	1.044	1,124	\$113.92	410	38.1619	1S	\$39,000		SAPPHIRE LAKE AREA
009-600-125-00	8529 W SAPPHIRE	08/03/18	\$145,000	WD	\$145,000	\$76,400	52.69	\$163,091	\$40,087	\$104,913	\$82,003	1.279	1,170	\$89.67	410	14.6381	1.5S	\$40,087		SAPPHIRE LAKE AREA
009-580-004-00	1840 S SCHNEIDER	07/09/19	\$75,000	WD	\$75,000	\$33,100	44.13	\$78,517	\$42,654	\$32,346	\$23,909	1.353	300	\$107.82	410	7.2868	1S	\$41,083		SAPPHIRE LAKE AREA
009-015-040-00	8390 W JENNINGS	09/02/20	\$285,000	WD	\$285,000	\$133,200	46.74	\$283,988	\$52,959	\$232,041	\$154,019	1.507	1,240	\$187.13	410	8.0804	1S	\$45,000		SAPPHIRE LAKE AREA
009-580-001-00	1876 S SCHNEIDER	06/01/18	\$255,000	WD	\$255,000	\$112,300	44.04	\$262,288	\$49,061	\$205,939	\$142,151	1.449	1,170	\$176.02	410	2.2965	1.5S	\$46,636		SAPPHIRE LAKE AREA
009-300-003-00	9122 W OAK	06/10/19	\$265,000	WD	\$265,000	\$114,000	43.02	\$256,666	\$53,033	\$211,967	\$135,755	1.561	1,584	\$133.82	410	13.5624	1S	\$48,283		SAPPHIRE LAKE AREA
009-580-005-00	1830 S SCHNEIDER	08/03/20	\$380,000	WD	\$380,000	\$183,100	48.18	\$376,476	\$54,563	\$325,437	\$231,991	1.403	1,612	\$201.88	410	2.2965	1S	\$51,243	009-010-008-85	SAPPHIRE LAKE AREA
009-600-137-00	8653 W SAPPHIRE	08/26/20	\$177,500	WD	\$177,500	\$80,500	45.35	\$160,888	\$57,508	\$119,992	\$77,267	1.553	744	\$161.28	410	12.7180	1S	\$55,808	009-600-179-00	SAPPHIRE LAKE AREA
009-010-028-00	8808 W PETERSON POINT	06/21/19	\$149,600	WD	\$149,600	\$73,000	48.80	\$154,399	\$67,063	\$82,537	\$62,383	1.323	800	\$103.17	410	10.2694	1S	\$66,479	009-010-027-00	SAPPHIRE LAKE AREA
009-600-115-00	8427 W SAPPHIRE	07/03/20	\$270,000	WD	\$270,000	\$125,300	46.41	\$251,582	\$83,345	\$186,655	\$120,169	1.553	1,294	\$144.25	410	12.7501	1.5S	\$79,797	009-600-114-00	SAPPHIRE LAKE AREA
Totals:			\$3,015,775		\$3,015,775	\$1,378,100		\$3,030,208		\$2,292,721	\$1,576,002			\$135.57		2.9004				
							Sale. Ratio =>	45.70			E.C.F. =>	1.455		Std. Deviation=>	0.40445129					
							Std. Dev. =>	8.85			Median E.C.F. =	1.426		Ave. Variance=>	23.2970	COD=>		16.34		

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	ilding St	Land Value	ther Parcels in Sa	Land Table
009-010-030-00	8788 W PETERSON POINT	10/12/20	\$185,000	WD	\$185,000	\$54,000	29.19	\$113,300	\$32,757	\$152,243	\$53,695	2.835	824	\$184.76	410	128.2366	1S	\$32,500		SAPPHIRE LAKE AREA
009-015-040-00	8390 W JENNINGS	09/02/20	\$285,000	WD	\$285,000	\$133,200	46.74	\$283,988	\$52,959	\$232,041	\$154,019	1.507	1,240	\$187.13	410	4.6375	1S	\$45,000		SAPPHIRE LAKE AREA
009-580-005-00	1830 S SCHNEIDER	08/03/20	\$380,000	WD	\$380,000	\$183,100	48.18	\$376,476	\$54,563	\$325,437	\$231,991	1.403	1,612	\$201.88	410	15.0144	1S	\$51,243	009-010-008-85	SAPPHIRE LAKE AREA
009-600-137-00	8653 W SAPPHIRE	08/26/20	\$177,500	WD	\$177,500	\$80,500	45.35	\$160,888	\$57,508	\$119,992	\$77,267	1.553	744	\$161.28	410	0.0000	1S	\$55,808	009-600-179-00	SAPPHIRE LAKE AREA
009-600-115-00	8427 W SAPPHIRE	07/03/20	\$270,000	WD	\$270,000	\$125,300	46.41	\$251,582	\$83,345	\$186,655	\$120,169	1.553	1,294	\$144.25	410	0.0321	1.5S	\$79,797	009-600-114-00	SAPPHIRE LAKE AREA
Totals:			\$1,297,500		\$1,297,500	\$576,100		\$1,186,234		\$1,016,368	\$637,142			\$175.86		4.2252				
							Sale. Ratio =>	44.40			E.C.F. =>	1.595		Std. Deviation=>	0.5985825					
							Std. Dev. =>	7.88			Median E.C.F. =	1.553		Ave. Variance=>	29.5841	COD=>		19.05		

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-530-008-00	8081 W RIDGEVIEW	07/20/18	\$180,000	WD	\$180,000	\$81,500	45.28	\$186,500	\$27,486	\$152,514	\$152,898	0.997	1,634	\$93.34	404	6.6335	1.5S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-590-078-00	8210 W FIRST	05/24/19	\$145,000	WD	\$145,000	\$64,600	44.55	\$138,059	\$16,481	\$128,519	\$127,977	1.004	1,080	\$119.00	409	5.9587	1.5S	\$9,000	009-590-080-00	SAPPHIRE LAKE AREA	
009-450-003-00	1845 S GREEN	06/25/18	\$112,000	WD	\$112,000	\$40,800	36.43	\$101,468	\$28,005	\$83,995	\$78,152	1.075	892	\$94.16	409	1.0940	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-450-005-00	1841 S GREEN	08/06/18	\$110,000	WD	\$110,000	\$29,000	26.36	\$78,884	\$13,500	\$96,500	\$69,557	1.387	968	\$99.69	409	32.3519	1S	\$12,500		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-015-50	1802 S WILDROSE	01/18/19	\$93,500	WD	\$93,500	\$30,500	32.62	\$72,525	\$28,880	\$64,620	\$46,431	1.392	530	\$121.92	409	32.7924	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-032-00	7476 W MISSAUKEE	10/08/19	\$130,000	WD	\$130,000	\$43,800	33.69	\$94,068	\$21,580	\$108,420	\$77,115	1.406	1,008	\$107.56	409	34.2131	1S	\$20,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-042-00	1845 S SWEETBRIAR	11/30/18	\$83,000	WD	\$83,000	\$30,900	37.23	\$76,936	\$26,440	\$56,560	\$53,719	1.053	632	\$89.49	409	1.0940	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-101-00	1929 S SWEETBRIAR	04/25/18	\$100,000	WD	\$100,000	\$64,600	64.60	\$192,914	\$22,975	\$77,025	\$180,786	0.426	1,674	\$46.01	409	63.7767	1S	\$15,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-470-127-00	7471 W MISSAUKEE	08/20/20	\$95,000	WD	\$95,000	\$49,700	52.32	\$99,443	\$10,950	\$84,050	\$94,141	0.893	1,400	\$60.04	409	17.1018	1S	\$10,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-490-053-50	7044 W MISSAUKEE	09/25/20	\$90,000	WD	\$90,000	\$44,800	49.78	\$89,627	\$25,950	\$64,050	\$67,741	0.946	806	\$79.47	409	11.8317	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE	
009-590-029-00	1550 S CHIPPEWA	10/16/19	\$125,000	WD	\$125,000	\$46,400	37.12	\$100,909	\$9,950	\$115,050	\$96,765	1.189	1,075	\$107.02	409	12.5141	1S	\$9,000		SAPPHIRE LAKE AREA	
009-590-041-00	1620 CHIPPEWA	10/16/20	\$126,500	WD	\$126,500	\$56,400	44.58	\$112,938	\$18,816	\$107,684	\$100,130	1.075	1,531	\$70.34	409	1.1621	1S	\$9,000	009-590-042-00, 009-590-043-00	SAPPHIRE LAKE AREA	
009-590-090-00	8221 W FIRST	02/05/20	\$46,250	WD	\$46,250	\$20,700	44.76	\$44,597	\$8,772	\$37,478	\$38,112	0.983	567	\$66.10	409	8.0451	1S	\$6,000		SAPPHIRE LAKE AREA	
009-010-014-00	1760 S SCHNEIDER	05/25/18	\$70,000	WD	\$70,000	\$23,800	34.00	\$56,085	\$12,500	\$57,500	\$47,375	1.214	624	\$92.15	412	14.9897	1S	\$12,500		RESIDENTIAL ACREAGE & LOTS	
Totals:			\$1,506,250		\$1,506,250	\$627,500		\$1,444,953		\$1,233,965	\$1,230,900			\$89.02		6.1333					
							Sale. Ratio =>	41.66					E.C.F. =>	1.002	Std. Deviation=>		0.25277451				
							Std. Dev. =>	9.81					Median E.C.F. =	1.064	Ave. Variance=>		17.3971	COD=>	16.35334		

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

009-430-046-00	6094 DONALD	08/21/19	\$95,000	WD	\$95,000	\$42,500	44.74	\$94,385	\$9,689	\$85,311	\$92,061	0.927	1,336	\$63.86	430	1.9042	1S	\$7,000	SUB 430 LAKE ESTATES
009-660-009-00	2194 S SARA	09/28/18	\$89,362	WD	\$89,362	\$46,800	52.37	\$95,710	\$9,876	\$79,486	\$97,539	0.815	1,152	\$69.00	660	13.0804	1S	\$8,000	RURAL SUBS
009-660-014-00	2195 S SARA	11/22/19	\$135,000	WD	\$135,000	\$50,900	37.70	\$111,029	\$9,900	\$125,100	\$114,919	1.089	1,008	\$124.11	660	14.2868	1S	\$8,000	RURAL SUBS
009-660-019-00	2087 S SARA	05/08/19	\$130,000	WD	\$130,000	\$50,600	38.92	\$107,757	\$9,000	\$121,000	\$112,224	1.078	1,008	\$120.04	660	13.2480	1S	\$8,000	RURAL SUBS
009-660-023-00	2022 S AMY	12/26/19	\$115,000	WD	\$115,000	\$46,200	40.17	\$96,949	\$6,975	\$108,025	\$102,243	1.057	1,008	\$107.17	660	11.0828	1S	\$4,600	RURAL SUBS
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	\$135,000	\$52,700	39.04	\$108,001	\$10,500	\$124,500	\$110,797	1.124	1,254	\$99.28	660	17.7959	TRI	\$8,000	RURAL SUBS
009-690-021-00	6262 W JENNINGS	08/02/19	\$100,000	WD	\$100,000	\$53,500	53.50	\$102,877	\$7,175	\$92,825	\$104,024	0.892	1,357	\$68.40	690	5.3379	1S	\$4,800	RURAL SUBS
009-690-037-00	6451 W JENNINGS	08/07/20	\$342,000	WD	\$342,000	\$139,000	40.64	\$298,494	\$26,737	\$315,263	\$295,388	1.067	2,244	\$140.49	690	12.1562	2S	\$16,350	RURAL SUBS
Totals:			\$12,741,621		\$12,741,621	\$5,536,600		\$12,028,070		\$11,009,756	\$11,349,927			\$102.22		2.4307			
						Sale. Ratio =>	43.45				E.C.F. =>	0.970		Std. Deviation=>	0.2428976				
						Std. Dev. =>	10.94				Median E.C.F. =	0.946		Ave. Variance=>	18.2191	COD=>	19.2648		

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.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Building Styl	Land Value	Other Parcels in Sale	Land Table
009-240-004-00	5191 S RIVERVIEW	10/05/18	\$204,000	WD	\$204,000	\$93,800	45.98	\$209,232	\$16,641	\$187,359	\$209,338	0.895	1,346	\$139.20	414	0.0000	1S	\$10,000	RURAL SUBS
009-240-014-00	5156 S RIVERVIEW	09/10/20	\$129,900	WD	\$129,900	\$50,400	38.80	\$107,797	\$6,685	\$123,215	\$109,904	1.121	1,056	\$116.68	414	22.6104	1S	\$5,000	RURAL SUBS
009-576-018-00	4828 RIVER WOODS	05/03/19	\$185,000	WD	\$185,000	\$93,000	50.27	\$186,046	\$18,500	\$166,500	\$190,393	0.875	1,392	\$119.61	414	2.0501	1S	\$16,000	009-576-017-00 RURAL SUBS
Totals:			\$518,900		\$518,900	\$237,200		\$503,075		\$477,074	\$509,636			\$125.16		4.1101			
						Sale. Ratio =>	45.71				E.C.F. =>	0.936		Std. Deviation=>	0.1368439				
						Std. Dev. =>	5.80				Median E.C.F. =	0.895		Ave. Variance=>	8.2202	COD=>	9.184477		

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

009-430-046-00	6094 DONALD	08/21/19	\$95,000	WD	\$95,000	\$42,500	44.74	\$94,385	\$9,689	\$85,311	\$92,061	0.927	1,336	\$63.86	430	1.9042	1S	\$7,000	SUB 430 LAKE ESTATES
009-660-009-00	2194 S SARA	09/28/18	\$89,362	WD	\$89,362	\$46,800	52.37	\$95,710	\$9,876	\$79,486	\$97,539	0.815	1,152	\$69.00	660	13.0804	1S	\$8,000	RURAL SUBS
009-660-014-00	2195 S SARA	11/22/19	\$135,000	WD	\$135,000	\$50,900	37.70	\$111,029	\$9,900	\$125,100	\$114,919	1.089	1,008	\$124.11	660	14.2868	1S	\$8,000	RURAL SUBS
009-660-019-00	2087 S SARA	05/08/19	\$130,000	WD	\$130,000	\$50,600	38.92	\$107,757	\$9,000	\$121,000	\$112,224	1.078	1,008	\$120.04	660	13.2480	1S	\$8,000	RURAL SUBS
009-660-023-00	2022 S AMY	12/26/19	\$115,000	WD	\$115,000	\$46,200	40.17	\$96,949	\$6,975	\$108,025	\$102,243	1.057	1,008	\$107.17	660	11.0828	1S	\$4,600	RURAL SUBS
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	\$135,000	\$52,700	39.04	\$108,001	\$10,500	\$124,500	\$110,797	1.124	1,254	\$99.28	660	17.7959	TRI	\$8,000	RURAL SUBS
009-690-021-00	6262 W JENNINGS	08/02/19	\$100,000	WD	\$100,000	\$53,500	53.50	\$102,877	\$7,175	\$92,825	\$104,024	0.892	1,357	\$68.40	690	5.3379	1S	\$4,800	RURAL SUBS
009-690-037-00	6451 W JENNINGS	08/07/20	\$342,000	WD	\$342,000	\$139,000	40.64	\$298,494	\$26,737	\$315,263	\$295,388	1.067	2,244	\$140.49	690	12.1562	2S	\$16,350	RURAL SUBS

Totals:			\$12,741,621		\$12,741,621	\$5,536,600		\$12,028,070		\$11,009,756	\$11,349,927			\$102.22		2.4307			
						Sale. Ratio =>	43.45				E.C.F. =>	0.970		Std. Deviation=>	0.2428976				
						Std. Dev. =>	10.94				Median E.C.F. =	0.946		Ave. Variance=>	18.2191	COD=>	19.265		

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	ilding Sty	Land Value	Other Parcels in Sale	Land Table
009-250-049-00	9909 W LOTAN	08/15/19	\$69,900	WD	\$69,900	\$37,300	53.36	\$89,662	\$15,000	\$54,900	\$81,154	0.676	750	\$73.20	415	67.6489	1.25S	\$15,000		CLAM RIVER AREA SUBS&SITES
009-250-037-00	9661 W LOTAN	11/27/18	\$160,000	WD	\$160,000	\$53,400	33.38	\$122,306	\$16,983	\$143,017	\$114,482	1.249	1,404	\$101.86	415	30.3536	1.5S	\$15,000		CLAM RIVER AREA SUBS&SITES
009-510-014-00	5232 S NORTH COUNTRY	10/19/18	\$177,500	WD	\$177,500	\$89,600	50.48	\$181,945	\$11,070	\$166,430	\$185,734	0.896	1,644	\$101.23	415	4.9654	1S	\$5,000		NORTH COUNTY SUB
009-510-036-00	8304 W WHISPERING PINE	03/04/20	\$154,397	WD	\$154,397	\$69,200	44.82	\$150,739	\$6,970	\$147,427	\$156,271	0.943	1,120	\$131.63	415	0.2314	1S	\$6,000		NORTH COUNTY SUB
009-510-048-00	8333 W WHISPERING PINE	09/25/20	\$167,500	WD	\$167,500	\$69,300	41.37	\$138,626	\$13,414	\$154,086	\$136,100	1.132	1,248	\$123.47	415	18.6431	1S	\$10,000	009-510-049-00	NORTH COUNTY SUB

Totals:			\$729,297		\$729,297	\$318,800		\$683,278		\$665,860	\$673,740			\$106.28		4.4896			
						Sale. Ratio =>	43.71				E.C.F. =>	0.988		Std. Deviation=>	0.22144518				
						Std. Dev. =>	7.87				Median E.C.F. =	0.943		Ave. Variance=>	24.3685	COD=>	25.83		

partial construction

009-250-028-00	9509 W LOTAN	04/25/18	\$50,000	WD	\$50,000	\$26,200	52.40	\$80,908	\$16,165	\$33,835	\$70,373	0.481	924	\$36.62	415	46.4926	1S	\$15,000		CLAM RIVER AREA SUBS&SITES
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Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table
009-450-010-80	1781 S GREEN	07/08/19	\$209,000	WD	\$209,000	\$80,900	38.71	\$186,808	\$40,950	\$168,050	\$100,592	1.671	1,212	\$138.66	403	59.5852	1+S	\$40,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-550-007-50	6004 W OAKCREST	07/13/18	\$210,000	WD	\$210,000	\$70,500	33.57	\$165,317	\$59,102	\$150,898	\$73,252	2.060	1,020	\$147.94	403	98.5230	1S	\$59,102		LAKE MISSAUKEE SOUTH SHORE AREAS
009-530-008-00	8081 W RIDGEVIEW	07/20/18	\$180,000	WD	\$180,000	\$81,500	45.28	\$186,500	\$27,486	\$152,514	\$152,898	0.997	1,634	\$93.34	404	7.7275	1.5S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-590-078-00	8210 W FIRST	05/24/19	\$145,000	WD	\$145,000	\$64,600	44.55	\$138,059	\$16,481	\$128,519	\$127,977	1.004	1,080	\$119.00	409	7.0526	1.5S	\$9,000	009-590-080-00	SAPPHIRE LAKE AREA
009-450-003-00	1845 S GREEN	06/25/18	\$112,000	WD	\$112,000	\$40,800	36.43	\$101,468	\$28,005	\$83,995	\$78,152	1.075	892	\$94.16	409	0.0000	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-450-005-00	1841 S GREEN	08/06/18	\$110,000	WD	\$110,000	\$29,000	26.36	\$78,884	\$13,500	\$96,500	\$69,557	1.387	968	\$99.69	409	31.2580	1S	\$12,500		LAKE MISSAUKEE SUBS SOUTH SHORE
009-470-015-50	1802 S WILDROSE	01/18/19	\$93,500	WD	\$93,500	\$30,500	32.62	\$72,525	\$28,880	\$64,620	\$46,431	1.392	530	\$121.92	409	31.6984	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-470-032-00	7476 W MISSAUKEE	10/08/19	\$130,000	WD	\$130,000	\$43,800	33.69	\$94,068	\$21,580	\$108,420	\$77,115	1.406	1,008	\$107.56	409	33.1191	1S	\$20,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-470-042-00	1845 S SWEETBRIAR	11/30/18	\$83,000	WD	\$83,000	\$30,900	37.23	\$76,936	\$26,440	\$56,560	\$53,719	1.053	632	\$89.49	409	2.1879	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-470-101-00	1929 S SWEETBRIAR	04/25/18	\$100,000	WD	\$100,000	\$64,600	64.60	\$192,914	\$22,975	\$77,025	\$180,786	0.426	1,674	\$46.01	409	64.8707	1S	\$15,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-470-127-00	7471 W MISSAUKEE	08/20/20	\$95,000	WD	\$95,000	\$49,700	52.32	\$99,443	\$10,950	\$84,050	\$94,141	0.893	1,400	\$60.04	409	18.1958	1S	\$10,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-490-053-50	7044 W MISSAUKEE	09/25/20	\$90,000	WD	\$90,000	\$44,800	49.78	\$89,627	\$25,950	\$64,050	\$67,741	0.946	806	\$79.47	409	12.9257	1S	\$25,000		LAKE MISSAUKEE SUBS SOUTH SHORE
009-590-029-00	1550 S CHIPPEWA	10/16/19	\$125,000	WD	\$125,000	\$46,400	37.12	\$100,909	\$9,950	\$115,050	\$96,765	1.189	1,075	\$107.02	409	11.4201	1S	\$9,000		SAPPHIRE LAKE AREA
009-590-041-00	1620 CHIPPEWA	10/16/20	\$126,500	WD	\$126,500	\$56,400	44.58	\$112,938	\$18,816	\$107,684	\$100,130	1.075	1,531	\$70.34	409	0.0681	1S	\$9,000	009-590-042-00, 009-590-043-00	SAPPHIRE LAKE AREA
009-590-090-00	8221 W FIRST	02/05/20	\$46,250	WD	\$46,250	\$20,700	44.76	\$44,597	\$8,772	\$37,478	\$38,112	0.983	567	\$66.10	409	9.1390	1S	\$6,000		SAPPHIRE LAKE AREA
009-160-109-00	6371 W BUENA VISTA	06/11/18	\$83,000	WD	\$83,000	\$31,300	37.71	\$65,880	\$12,000	\$71,000	\$58,565	1.212	701	\$101.28	4161	13.7561	1.25S	\$12,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-160-072-00	6477 W LAKEVIEW	10/04/19	\$65,000	WD	\$65,000	\$35,100	54.00	\$82,565	\$35,000	\$30,000	\$51,701	0.580	775	\$38.71	4161	49.4503	1S	\$35,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	\$110,000	\$54,700	49.73	\$114,325	\$22,350	\$87,650	\$99,973	0.877	1,037	\$84.52	4161	19.8025	1S	\$20,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-160-124-00	6313 W LAKEVIEW	09/17/19	\$129,900	WD	\$129,900	\$65,200	50.19	\$123,338	\$59,748	\$70,152	\$69,120	1.015	986	\$71.15	4161	5.9826	1S	\$58,500	009-012-029-00, 009-160-123-00, 009	LAKE MISSAUKEE SOUTH SHORE AREAS
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	\$139,000	\$40,500	29.14	\$80,664	\$13,933	\$125,067	\$72,534	1.724	912	\$137.13	4161	64.9498	1S	\$12,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-290-039-00	400 S CAROLYN	10/10/18	\$150,000	WD	\$150,000	\$76,300	50.87	\$160,052	\$30,950	\$119,050	\$95,631	1.245	1,120	\$106.29	4520	17.0125	1.5S	\$30,000		LAKE MISSAUKEE NORTH SHORE AREAS

Totals: \$2,532,150 \$2,532,150 \$1,058,200 \$2,367,817 \$1,998,332 \$1,804,892 \$94.28 3.2413
 Sale. Ratio => 41.79 E.C.F. => 1.107 Std. Deviation=> 0.37188176
 Std. Dev. => 9.48 Median E.C.F. = 1.075 Ave. Variance=> 26.6059 COD=> 24.755181

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-160-109-00	6371 W BUENA VISTA	06/11/18	\$83,000	WD	\$83,000	\$31,300	37.71	\$65,880	\$12,000	\$71,000	\$58,565	1.212	701	\$101.28	4161	19.7387	1.25S	\$12,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-160-072-00	6477 W LAKEVIEW	10/04/19	\$65,000	WD	\$65,000	\$35,100	54.00	\$82,565	\$35,000	\$30,000	\$51,701	0.580	775	\$38.71	4161	43.4677	1S	\$35,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	\$110,000	\$54,700	49.73	\$114,325	\$22,350	\$87,650	\$99,973	0.877	1,037	\$84.52	4161	13.8199	1S	\$20,000		LAKE MISSAUKEE SOUTH SHORE AREAS
009-160-124-00	6313 W LAKEVIEW	09/17/19	\$129,900	WD	\$129,900	\$65,200	50.19	\$123,338	\$59,748	\$70,152	\$69,120	1.015	986	\$71.15	4161	0.0000	1S	\$58,500	009-012-029-00, 009-160-123-00, 009	LAKE MISSAUKEE SOUTH SHORE AREAS
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	\$139,000	\$40,500	29.14	\$80,664	\$13,933	\$125,067	\$72,534	1.724	912	\$137.13	4161	70.9324	1S	\$12,000		LAKE MISSAUKEE SOUTH SHORE AREAS

Totals: \$526,900 \$526,900 \$226,800 \$466,772 \$383,869 \$351,892 \$86.56 7.5934
 Sale. Ratio => 43.04 E.C.F. => 1.091 Std. Deviation=> 0.42657236
 Std. Dev. => 10.39 Median E.C.F. = 1.015 Ave. Variance=> 29.5917 COD=> 29.156226

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	
009-396-008-00	221 S BALDWIN	11/08/18	\$39,500	LC	\$39,500	\$14,400	36.46	\$54,481	\$9,240	\$30,260	\$61,136	0.495	1,058	\$28.60	424	0.6122	1.25S	\$9,240		JENNINGS	
009-415-005-00	9937 W WALNUT	03/17/20	\$42,000	WD	\$42,000	\$20,200	48.10	\$59,020	\$4,918	\$37,082	\$73,111	0.507	1,172	\$31.64	424	0.6122	1.25S	\$2,000		JENNINGS	
009-362-008-00	412 S BLAIR	03/12/20	\$59,000	WD	\$59,000	\$18,800	31.86	\$51,002	\$21,447	\$37,553	\$39,939	0.940	576	\$65.20	424	43.9174	1S	\$19,800		JENNINGS	
009-366-003-00	512 S LACHANCE	03/16/20	\$22,000	LC	\$22,000	\$16,600	75.45	\$51,022	\$1,000	\$21,000	\$67,597	0.311	1,346	\$15.60	424	19.0417	1S	\$1,000		JENNINGS	
Totals:			\$162,500		\$162,500	\$70,000		\$215,525		\$125,895	\$241,784			\$35.26		1.9612					
							Sale. Ratio =>	43.08				E.C.F. =>	0.521	Std. Deviation=>		0.26691915					
							Std. Dev. =>	19.56				Median E.C.F. =	0.501	Ave. Variance=>		16.0459	COD=>	32.02259385			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table		
009-430-030-00	1725 S KATHLEEN	09/07/18	\$55,077	WD	\$55,077	\$34,500	62.64	\$87,647	\$7,970	\$47,107	\$86,605	0.544	1,638	\$28.76	430	19.1377	1.25S	\$7,000		SUB 430 LAKE ESTATES		
009-430-046-00	6094 DONALD	08/21/19	\$95,000	WD	\$95,000	\$42,500	44.74	\$94,385	\$9,689	\$85,311	\$92,061	0.927	1,336	\$63.86	430	19.1377	1S	\$7,000		SUB 430 LAKE ESTATES		
Totals:			\$150,077		\$150,077	\$77,000		\$182,032		\$132,418	\$178,666			\$46.31		0.5844						
							Sale. Ratio =>	51.31				E.C.F. =>	0.741	Std. Deviation=>		0.27064781						
							Std. Dev. =>	12.66				Median E.C.F. =	0.735	Ave. Variance=>		19.1377	COD=>	26.02692677				

Lake Township Missaukee

Economic Condition Factor Workpapers for the 2021 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%Building Style	Land Value	Other Parcels in Sale	Land Table	
009-290-039-00	400 S CAROLYN	10/10/18	\$150,000	WD	Arms Leng	\$150,000	\$76,300	50.87	\$160,052	\$30,950	\$119,050	\$95,631	1.245	1,120	\$106.29	4520	19.0804	1.5S	\$30,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-046-00	7770 W WHITE BIRCH	06/03/19	\$175,000	WD	Arms Leng	\$175,000	\$55,700	31.83	\$143,893	\$30,606	\$144,394	\$83,916	1.721	616	\$234.41	4520	28.4999	1S	\$30,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-043-00	6779 W REDMAN	10/30/20	\$125,000	WD	Arms Leng	\$125,000	\$91,300	73.04	\$182,545	\$63,335	\$61,665	\$88,304	0.698	1,470	\$41.95	4520	73.7363	1.25S	\$63,335	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-032-00	6889 W REDMAN	07/16/20	\$282,400	WD	Arms Leng	\$282,400	\$109,100	38.63	\$239,838	\$65,710	\$216,690	\$128,984	1.680	2,058	\$105.29	4520	24.4288	1S	\$63,335	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-023-00	7909 W PINE	10/22/18	\$407,500	WD	Arms Leng	\$407,500	\$120,700	29.62	\$354,639	\$71,900	\$335,600	\$209,436	1.602	2,560	\$131.09	4520	16.6705	1.25S	\$70,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-025-00	7929 W PINE	04/17/20	\$295,000	WD	Arms Leng	\$295,000	\$139,200	47.19	\$278,379	\$74,225	\$220,775	\$151,225	1.460	1,428	\$154.60	4520	2.4217	1.5S	\$70,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-027-00	6939 W REDMAN	07/30/18	\$253,500	WD	Arms Leng	\$253,500	\$122,300	48.24	\$265,081	\$74,350	\$179,150	\$141,282	1.268	1,344	\$133.30	4520	16.7662	1.5S	\$72,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-440-010-00	7139 W WHITE BIRCH	10/19/18	\$390,000	WD	Arms Leng	\$390,000	\$116,500	29.87	\$336,104	\$76,310	\$313,690	\$192,440	1.630	2,326	\$134.86	4520	19.4375	1.5S	\$73,935	LAKE MISSAUKEE NORTH SHORE AREAS	
009-440-013-00	7109 W WHITE BIRCH	08/28/18	\$328,000	WD	Arms Leng	\$328,000	\$164,700	50.21	\$326,151	\$78,685	\$249,315	\$183,308	1.360	2,122	\$117.49	4520	7.5605	1.75S	\$73,935	LAKE MISSAUKEE NORTH SHORE AREAS	
009-440-015-00	7087 W WHITE BIRCH	09/17/19	\$290,000	WD	Arms Leng	\$290,000	\$120,600	41.59	\$265,385	\$76,857	\$213,143	\$148,447	1.436	1,080	\$197.35	4520	0.0125	BOCA/STATE	\$73,935	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-021-00	117 S MARK	10/22/18	\$275,000	WD	Arms Leng	\$275,000	\$135,700	49.35	\$318,370	\$78,499	\$196,501	\$177,682	1.106	1,668	\$117.81	4520	32.9779	1.5S	\$76,149	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-021-00	117 S MARK	08/19/20	\$368,000	WD	Arms Leng	\$368,000	\$144,500	39.27	\$318,370	\$78,499	\$289,501	\$177,682	1.629	1,668	\$173.56	4520	19.3627	1.5S	\$76,149	LAKE MISSAUKEE NORTH SHORE AREAS	
009-440-007-00	7169 W WHITE BIRCH	02/01/19	\$212,000	WD	Arms Leng	\$212,000	\$74,100	34.95	\$197,595	\$85,826	\$126,174	\$82,792	1.524	1,121	\$112.55	4520	8.8299	1.25S	\$84,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-680-022-00	7289 W WHITE BIRCH	04/02/18	\$375,000	WD	Arms Leng	\$375,000	\$176,800	47.15	\$380,315	\$86,375	\$288,625	\$217,733	1.326	2,888	\$99.94	4520	11.0102	1.25S	\$84,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-680-021-00	7299 W WHITE BIRCH	07/25/19	\$210,000	WD	Arms Leng	\$210,000	\$101,000	48.10	\$207,653	\$85,073	\$124,927	\$90,800	1.376	1,336	\$93.51	4520	5.9843	1.5S	\$84,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-440-004-00	7199 W WHITE BIRCH	02/08/19	\$300,000	WD	Arms Leng	\$300,000	\$129,800	43.27	\$301,307	\$100,523	\$199,477	\$148,729	1.341	1,610	\$123.90	4520	9.4479	1.5S	\$93,571	LAKE MISSAUKEE NORTH SHORE AREAS	
009-560-024-00	311 S NORA	08/13/18	\$390,000	WD	Arms Leng	\$390,000	\$169,900	43.56	\$384,163	\$114,812	\$275,188	\$199,519	1.379	1,995	\$137.94	4520	5.6436	1.25S	\$108,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-008-00	7759 W WHITE BIRCH	06/24/19	\$330,000	LC	Arms Leng	\$330,000	\$138,300	41.91	\$284,240	\$110,375	\$219,625	\$128,789	1.705	1,752	\$125.36	4520	26.9619	1S	\$108,000	LAKE MISSAUKEE NORTH SHORE AREAS	
009-680-017-00	7339 W WHITE BIRCH	10/01/20	\$490,000	WD	Arms Leng	\$490,000	\$191,400	39.06	\$382,806	\$113,830	\$376,170	\$207,074	1.817	2,520	\$149.27	4520	38.0907	1.25S	\$112,880	009-681-032-00 LAKE MISSAUKEE NORTH SHORE AREAS	
009-680-005-00	7459 W WHITE BIRCH	10/01/20	\$325,000	WD	Arms Leng	\$325,000	\$142,800	43.94	\$285,670	\$120,159	\$204,841	\$122,601	1.671	1,140	\$179.69	4520	23.5106	1.25S	\$119,100	LAKE MISSAUKEE NORTH SHORE AREAS	
009-290-019-00	7869 W PINE	09/21/18	\$349,900	WD	PROBATE C	\$349,900	\$133,600	38.18	\$300,724	\$123,559	\$226,341	\$131,233	1.725	1,476	\$153.35	4520	28.9031	1.5S	\$121,506	LAKE MISSAUKEE NORTH SHORE AREAS	
009-260-034-00	6869 W REDMAN	08/20/19	\$220,000	WD	Arms Leng	\$220,000	\$133,000	60.45	\$275,037	\$133,280	\$86,720	\$105,005	0.826	1,530	\$56.68	4520	60.9827	1S	\$130,070	009-260-035-00 LAKE MISSAUKEE NORTH SHORE AREAS	
009-520-005-00	6563 W NORTHSHORE	06/21/19	\$375,000	WD	Arms Leng	\$375,000	\$182,100	48.56	\$367,952	\$160,029	\$214,971	\$154,017	1.396	1,923	\$111.79	4520	3.9930	1S	\$157,654	LAKE MISSAUKEE NORTH SHORE AREAS	
009-560-001-00	105 S NORA	06/29/18	\$450,000	WD	Arms Leng	\$450,000	\$275,100	61.13	\$460,890	\$207,373	\$242,627	\$169,011	1.436	3,082	\$78.72	4520	0.0125	1.5S	\$204,038	009-560-003-00 LAKE MISSAUKEE NORTH SHORE AREAS	
Totals:			\$7,366,300			\$7,366,300	\$3,244,500		\$7,017,159		\$5,125,160	\$3,535,642			\$127.95		1.3878				
								Sale. Ratio =>	44.05			E.C.F. =>	1.450			Std. Deviation=>	0.27445708				
								Std. Dev. =>	10.07			Median E.C.F. =	1.436			Ave. Variance=>	20.1802	COD=>	14.0561031		

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.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-660-009-00	2194 S SARA	09/28/18	\$89,362	WD	\$89,362	\$46,800	52.37	\$95,710	\$9,876	\$79,486	\$97,539	0.815	1,152	\$69.00	660	26.3284	1S	\$8,000	RURAL SUBS	
009-660-014-00	2195 S SARA	11/22/19	\$135,000	WD	\$135,000	\$50,900	37.70	\$111,029	\$9,900	\$125,100	\$114,919	1.089	1,008	\$124.11	660	1.0388	1S	\$8,000	RURAL SUBS	
009-660-019-00	2087 S SARA	05/08/19	\$130,000	WD	\$130,000	\$50,600	38.92	\$107,757	\$9,000	\$121,000	\$112,224	1.078	1,008	\$120.04	660	0.0000	1S	\$8,000	RURAL SUBS	
009-660-023-00	2022 S AMY	12/26/19	\$115,000	WD	\$115,000	\$46,200	40.17	\$96,949	\$6,975	\$108,025	\$102,243	1.057	1,008	\$107.17	660	2.1652	1S	\$4,600	RURAL SUBS	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	\$135,000	\$52,700	39.04	\$108,001	\$10,500	\$124,500	\$110,797	1.124	1,254	\$99.28	660	4.5479	TRI	\$8,000	RURAL SUBS	
Totals:			\$604,362		\$604,362	\$247,200		\$519,446		\$558,111	\$537,722			\$103.92		4.0284				
							Sale. Ratio =>	40.90				E.C.F. =>	1.038	Std. Deviation=>		0.12396458				
							Std. Dev. =>	6.06				Median E.C.F. =	1.078	Ave. Variance=>		6.8161	COD=>	6.3217		

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	Other Parcels in Sale	Land Table	
009-690-021-00	6262 W JENNINGS	08/02/19	\$100,000	WD	\$100,000	\$53,500	53.50	\$102,877	\$7,175	\$92,825	\$104,024	0.892	1,357	\$68.40	690	8.7471	1S	\$4,800		RURAL SUBS	
009-690-037-00	6451 W JENNINGS	08/07/20	\$342,000	WD	\$342,000	\$139,000	40.64	\$298,494	\$26,737	\$315,263	\$295,388	1.067	2,244	\$140.49	690	8.7471	2S	\$16,350		RURAL SUBS	
Totals:			\$442,000		\$442,000	\$192,500		\$401,371		\$408,088	\$399,412			\$104.45		4.1908					
							Sale. Ratio =>	43.55				E.C.F. =>	1.022	Std. Deviation=>		0.12370224					
							Std. Dev. =>	9.09				Median E.C.F. =	0.980	Ave. Variance=>		8.7471	COD=>	8.927			