

# Lake Township, Missaukee County – Assessing Office



## Lake Township Assessor

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3/7/2022

The Economic Condition Factor workpapers contain estimates to reconcile sales prices with depreciated building values obtained through the cost approach. Mass appraisal techniques including the determination of Economic Condition Factors require professional judgement with the use of Michigan Department of Treasury's Assessor's Manual and Marshal & Swift's replacement cost surveys. Sales for the Economic Condition Factor analysis typically include sales included in the twenty four month sales study as presented by the County Equalization Department. The E.C.F. workpapers facilitate the assessor's determination of factors for each area. The workpapers contain estimates and the information herein is deemed reliable but not guaranteed. E.C.F. area table maps are presented on the township website.

### Workpaper Table list:

AllSales  
class401  
class408  
class408 2YR  
Boca HUD  
Mobile  
402r  
403  
404  
4042  
408  
409  
4091  
410  
412  
414  
415  
416  
4161r2  
424  
430  
4520  
660  
690













Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class
009-560-011-00	181 S NORA	10/15/19	\$310,000	WD	03-ARM'S LENGTH	\$130,757	\$179,243	\$17,806	10.066	0	#DIV/0!	4520	1006.6297	GRG	\$128,257		LAKE MISSAUKEE NORTH SHORE A	408
009-670-014-11	1510 S MOREY	03/06/20	\$84,000	WD	03-ARM'S LENGTH	\$24,138	\$59,862	\$28,305	2.115	363	\$164.91	4042	57.2523	1S	\$23,638		GREEN KNOLL UNITS	408
009-670-014-12	1510 S MOREY	05/21/21	\$114,900	WD	03-ARM'S LENGTH	\$24,138	\$90,762	\$38,095	2.383	428	\$212.06	4042	84.0119	1S	\$23,638		GREEN KNOLL UNITS	408





Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-033-006-79	9419 W WATERGATE	09/16/20	\$130,000	WD	03-ARM'S LENGTH	\$7,450	\$122,550	\$147,760	0.829	1,456	\$84.17	416	5.8658	BOCA/STATE	\$6,500		COM & RES M55/66 TYPES	401	
009-033-007-00	5045 S LACHANCE	07/02/19	\$188,000	WD	03-ARM'S LENGTH	\$26,591	\$161,409	\$224,250	0.720	1,624	\$99.39	416	16.8268	BOCA/STATE	\$15,942		RESIDENTIAL ACREAGE & LOTS	401	
009-470-121-00	1975 S PAVILION	04/03/19	\$103,000	WD	03-ARM'S LENGTH	\$15,950	\$87,050	\$91,951	0.947	1,232	\$70.66	404	5.8658	BOCA/STATE	\$15,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-575-014-00	4931 RIVER WOODS	04/23/21	\$180,610	WD	03-ARM'S LENGTH	\$7,250	\$173,360	\$169,497	1.023	1,512	\$114.66	414	13.4753	BOCA/STATE	\$6,000		RURAL SUBS	401	
<b>Totals:</b>							<b>\$544,369</b>	<b>\$633,458</b>			<b>\$92.22</b>		<b>2.8680</b>						
									<b>E.C.F. =&gt;</b>	<b>0.859</b>	<b>Std. Deviation=&gt;</b>		<b>0.133008</b>						
									<b>Median E.C.F. :</b>	<b>0.888</b>	<b>Ave. Variance=&gt;</b>		<b>10.5084</b>	<b>Coefficient of Var=&gt;</b>		<b>11.83326172</b>			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-008-010-60	10464 W ROUND LAKE	01/13/20	\$95,000	WD	03-ARM'S LENGTH	\$15,000	\$80,000	\$116,624	0.686	1,148	\$69.69	416	5.3365	HUD	\$12,500	009-008-010-70	RESIDENTIAL ACREAGE & LOTS	401	
009-015-008-00	8821 W JENNINGS	08/30/19	\$77,500	LC	03-ARM'S LENGTH	\$12,439	\$65,061	\$107,140	0.607	1,104	\$58.93	416	2.5346	HUD	\$9,000		RESIDENTIAL ACREAGE & LOTS	401	
009-017-012-68	10080 W KELLY	04/16/21	\$152,500	WD	03-ARM'S LENGTH	\$8,450	\$144,050	\$167,069	0.862	1,512	\$95.27	416	22.9619	HUD	\$7,500		RESIDENTIAL ACREAGE & LOTS	401	
009-018-001-15	11650 W ROSTED	11/16/20	\$134,186	WD	11-FROM LENDING INSTITUTIC	\$24,671	\$109,515	\$187,360	0.585	1,344	\$81.48	4091	4.8082	HUD	\$21,040		RESIDENTIAL ACREAGE & LOTS	401	
009-034-003-20	5018 S DICKERSON	09/15/21	\$187,000	WD	03-ARM'S LENGTH	\$9,950	\$177,050	\$192,775	0.918	1,304	\$135.77	416	28.5828	HUD	\$9,000		RESIDENTIAL ACREAGE & LOTS	401	
009-160-151-00	6159 W LAKEVIEW	06/19/20	\$137,500	WD	03-ARM'S LENGTH	\$41,636	\$95,864	\$124,628	0.769	1,248	\$76.81	4161	13.6604	HUD	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-250-033-00	9591 W LOTAN	06/10/19	\$70,000	WD	03-ARM'S LENGTH	\$23,559	\$46,441	\$120,729	0.385	1,098	\$42.30	415	24.7928	HUD	\$20,000		CLAM RIVER AREA SUBS&SITES	401	
009-340-006-00	10372 W KELLY	11/23/20	\$120,000	WD	03-ARM'S LENGTH	\$5,970	\$114,030	\$177,358	0.643	1,568	\$72.72	409	1.0337	HUD	\$5,000		RURAL SUBS	401	
009-340-049-00	10625 W ROSTED	06/26/20	\$98,000	WD	03-ARM'S LENGTH	\$8,737	\$89,263	\$143,449	0.622	1,344	\$66.42	4091	1.0337	HUD	\$6,000		RESIDENTIAL ACREAGE & LOTS	401	
009-391-001-00	274 S CRAPO	08/19/19	\$94,900	WD	03-ARM'S LENGTH	\$5,732	\$89,168	\$149,357	0.597	1,352	\$65.95	424	3.5585	HUD	\$3,000		JENNINGS	401	
009-430-026-00	6060 W CHARLES	07/12/19	\$75,000	WD	03-ARM'S LENGTH	\$13,381	\$61,619	\$106,265	0.580	1,344	\$45.85	430	5.2735	HUD	\$9,000		SUB 430 LAKE ESTATES	401	
009-510-019-00	8395 W WHISPERING PINE CIR S	08/12/21	\$125,000	WD	03-ARM'S LENGTH	\$7,306	\$117,694	\$156,828	0.750	1,248	\$94.31	415	11.7868	HUD	\$4,000		NORTH COUNTY SUB	401	
<b>Totals:</b>							<b>\$1,189,755</b>	<b>\$1,749,583</b>			<b>\$75.46</b>		<b>4.7424</b>						
									<b>E.C.F. =&gt;</b>	<b>0.680</b>	<b>Std. Deviation=&gt;</b>		<b>0.142781</b>						
									<b>Median E.C.F. :</b>	<b>0.633</b>	<b>Ave. Variance=&gt;</b>		<b>10.4470</b>	<b>Coefficient of Var=&gt;</b>		<b>16.51435162</b>			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-017-008-25	10150 W ROSTED	09/17/20	\$17,000	LC	03-ARM'S LENGTH	\$11,490	\$5,510	\$19,860	0.277	820	\$6.72	4091	46.0487	Mobile	\$9,660		RESIDENTIAL ACREAGE & LOTS	401	
009-018-001-50	2525 S SEELEY	10/04/21	\$100,000	PTA	03-ARM'S LENGTH	\$41,336	\$58,664	\$24,649	2.380	1,008	\$58.20	4091	164.2023	Mobile	\$40,000		RESIDENTIAL ACREAGE & LOTS	401	
009-019-004-00	3087 S SEELEY	10/07/20	\$79,500	WD	03-ARM'S LENGTH	\$16,080	\$63,420	\$33,331	1.903	883	\$71.82	4091	116.4817	Mobile	\$16,080		RESIDENTIAL ACREAGE & LOTS	401	
009-019-015-80	3688 S SEELEY	01/01/20	\$22,000	LC	03-ARM'S LENGTH	\$12,181	\$9,819	\$13,306	0.738	320	\$30.68	416	0.0000	Mobile	\$9,000		RESIDENTIAL ACREAGE & LOTS	401	
009-031-019-40	11776 W WATERGATE	01/22/20	\$57,500	LC	03-ARM'S LENGTH	\$27,534	\$29,966	\$33,371	0.898	940	\$31.88	416	16.0042	Mobile	\$23,460		RESIDENTIAL ACREAGE & LOTS	401	
009-367-003-00	506 S CRAPO	05/21/19	\$8,000	WD	03-ARM'S LENGTH	\$3,000	\$5,000	\$47,248	0.106	1,050	\$4.76	424	63.2104	Mobile	\$2,000		JENNINGS	401	
009-375-005-00	408 S BALDWIN	07/02/19	\$10,000	LC	03-ARM'S LENGTH	\$3,950	\$6,050	\$23,011	0.263	1,120	\$5.40	424	47.5010	Mobile	\$3,000	009-375-007-00	JENNINGS	401	
009-381-007-00	581 S CRAPO	08/14/20	\$15,000	QC	03-ARM'S LENGTH	\$2,000	\$13,000	\$30,566	0.425	1,092	\$11.90	424	31.2619	Mobile	\$2,000		JENNINGS	401	
009-391-003-00	256 S CRAPO	08/27/20	\$25,000	WD	03-ARM'S LENGTH	\$2,940	\$22,060	\$22,714	0.971	952	\$23.17	424	23.3294	Mobile	\$2,000		JENNINGS	401	
<b>Totals:</b>							<b>\$213,489</b>	<b>\$248,055</b>			<b>\$27.17</b>		<b>12.2722</b>						
									<b>E.C.F. =&gt;</b>	<b>0.861</b>	<b>Std. Deviation=&gt;</b>		<b>0.780582</b>						
									<b>Median E.C.F. :</b>	<b>0.738</b>	<b>Ave. Variance=&gt;</b>		<b>56.4489</b>	<b>Coefficient of Var=&gt;</b>		<b>76.49629584</b>			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class
009-004-004-10	9770 W ANDERSON	08/30/19	\$179,500	WD	03-ARM'S LENGTH	\$54,608	\$124,892	\$95,162	1.312	1,152	\$108.41	402R	55.7146	1.5S	\$53,638		JENNINGS	408
009-220-007-00	870 S OAK	08/31/21	\$265,000	WD	09-FAMILY SALE	\$71,884	\$193,116	\$195,089	0.990	2,358	\$81.90	402R	87.9675	1S	\$67,134		CROOKED LAKE AREA	408
009-220-010-00	840 S OAK	07/30/19	\$246,000	WD	03-ARM'S LENGTH	\$65,124	\$180,876	\$113,944	1.587	1,389	\$130.22	402R	28.2150	1S	\$64,845		CROOKED LAKE AREA	408
009-220-011-00	830 S OAK	08/10/21	\$337,000	WD	03-ARM'S LENGTH	\$67,345	\$269,655	\$114,525	2.355	1,068	\$252.49	402R	48.4986	1S	\$64,845		CROOKED LAKE AREA	408
009-270-024-00	180 S OAK	03/27/20	\$190,000	WD	03-ARM'S LENGTH	\$50,275	\$139,725	\$74,737	1.870	990	\$141.14	402R	0.0000	1S	\$47,500		CROOKED LAKE AREA	408
009-280-013-00	9235 W OAK	06/14/19	\$265,000	WD	03-ARM'S LENGTH	\$63,231	\$201,769	\$105,999	1.903	1,389	\$145.26	402R	3.3932	1S	\$60,583		CROOKED LAKE AREA	408
009-280-029-00	9387 W OAK	10/28/20	\$219,000	WD	03-ARM'S LENGTH	\$51,005	\$167,995	\$89,585	1.875	1,080	\$155.55	402R	0.5693	1S	\$50,296		CROOKED LAKE AREA	408
009-640-039-00	540 S OAK	01/06/20	\$293,000	WD	03-ARM'S LENGTH	\$144,064	\$148,936	\$113,314	1.314	1,808	\$82.38	402R	55.5196	1.75S	\$142,500	009-640-038-00, 009-640-040-00	CROOKED LAKE AREA	408
009-640-045-00	470 S OAK	11/06/20	\$286,549	WD	03-ARM'S LENGTH	\$72,261	\$214,288	\$101,886	2.103	1,296	\$165.35	402R	23.3656	1S	\$71,997		CROOKED LAKE AREA	408

**Totals: \$2,281,049**      **\$1,641,252**      **\$1,004,241**      **\$140.30**      **23.5241**  
**E.C.F. => 1.634**      **Std. Deviation=> 0.43413**  
**Median E.C.F. : 1.870**      **Ave. Variance=> 33.6937**      **Coefficient of Var=> 18.02225801**

009-220-007-00	870 S OAK	08/31/21	\$265,000	WD	09-FAMILY SALE	\$71,884	\$193,116	\$195,089	0.990	2,358	\$81.90	402R	87.9675	1S	\$67,134		CROOKED LAKE AREA	408
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009-220-008-00	860 S OAK	09/10/19	\$80,000	WD	03-ARM'S LENGTH	\$55,818	\$24,182	\$7,214	3.352	0		402R	335.2093	GRG	\$55,818		CROOKED LAKE AREA	409
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class
									E.C.F. => 1.631			Std. Deviation=> 0.476176						
									Median E.C.F. : 1.536			Ave. Variance=> 31.4391	Coefficient of Var=> 20.46959206					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-470-121-00	1975 S PAVILION	04/03/19	\$103,000	WD	03-ARM'S LENGTH	\$15,950	\$87,050	\$91,951	0.947	1,232	\$70.66	404	1.4019	BOCA/STATE	\$15,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-290-046-00	7770 W WHITE BIRCH	06/03/19	\$175,000	WD	03-ARM'S LENGTH	\$40,651	\$134,349	\$93,829	1.432	616	\$218.10	4520	47.1136	1S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
009-160-124-00	6313 W LAKEVIEW	09/17/19	\$129,900	WD	03-ARM'S LENGTH	\$59,748	\$70,152	\$69,120	1.015	986	\$71.15	4161	5.4219	1S	\$58,500	009-012-029-00, 009-160-123-00	LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-072-00	6477 W LAKEVIEW	10/04/19	\$65,000	WD	03-ARM'S LENGTH	\$42,500	\$22,500	\$51,701	0.435	775	\$29.03	4161	52.5523	1S	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-470-032-00	7476 W MISSAUKEE	10/08/19	\$130,000	WD	03-ARM'S LENGTH	\$21,626	\$108,374	\$82,716	1.310	1,008	\$107.51	404	34.9471	1S	\$20,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	03-ARM'S LENGTH	\$22,350	\$87,650	\$107,251	0.817	1,037	\$84.52	4161	14.3476	1S	\$20,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-470-127-00	7471 W MISSAUKEE	08/20/20	\$95,000	WD	03-ARM'S LENGTH	\$10,950	\$84,050	\$100,985	0.832	1,400	\$60.04	404	12.8413	1S	\$10,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	03-ARM'S LENGTH	\$17,004	\$121,996	\$77,808	1.568	912	\$133.77	4161	60.7190	1S	\$15,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-490-053-50	7044 W MISSAUKEE	09/25/20	\$90,000	WD	03-ARM'S LENGTH	\$30,950	\$59,050	\$72,665	0.813	806	\$73.26	404	14.8088	1S	\$30,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-290-051-00	7700 W WHITE BIRCH	01/27/21	\$138,000	WD	03-ARM'S LENGTH	\$40,950	\$97,050	\$99,565	0.975	936	\$103.69	404	1.4019	1.5S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
<b>Totals:</b>			<b>\$1,174,900</b>				<b>\$872,221</b>	<b>\$847,591</b>			<b>\$95.17</b>		<b>6.8341</b>						
									<b>E.C.F. =&gt;</b>	<b>1.03</b>	<b>Std. Deviation=&gt;</b>		<b>0.337063</b>						
									<b>Median E.C.F. :</b>	<b>0.961</b>	<b>Ave. Variance=&gt;</b>		<b>24.5555</b>	<b>Coefficient of Var=&gt;</b>		<b>25.55958829</b>			

009-160-151-00	6159 W LAKEVIEW	06/19/20	\$137,500	WD	03-ARM'S LENGTH	\$41,636	\$95,864	\$124,628	0.769	1,248	\$76.81	4161	19.1515	HUD	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401
009-681-034-00	W WHITE BIRCH	07/27/20	\$90,000	WD	03-ARM'S LENGTH	\$58,361	\$31,639	\$25,616	1.235	0		404	27.4392	GRG	\$55,200	009-681-035-00	LAKE MISSAUKEE NORTH SHORE A	401

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009-290-051-00	7700 W WHITE BIRCH	01/27/21	\$138,000	WD	03-ARM'S LENGTH	\$40,950	\$97,050	\$99,565	0.975	936	\$103.69	404	2.0100	1.5S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
009-450-003-00	1845 S GREEN	05/14/21	\$161,500	WD	03-ARM'S LENGTH	\$32,375	\$129,125	\$114,770	1.125	1,200	\$107.60	404	13.0235	1S	\$30,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-470-032-00	7476 W MISSAUKEE	10/08/19	\$130,000	WD	03-ARM'S LENGTH	\$21,626	\$108,374	\$82,716	1.310	1,008	\$107.51	404	31.5352	1S	\$20,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-470-120-00	1985 S PAVILION	07/02/21	\$42,000	WD	19-MULTI PARCEL ARM'S LENG	\$8,685	\$33,315	\$52,278	0.637	720	\$46.27	404	35.7565	1S	\$8,144	009-011-020-00	LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-470-121-00	1975 S PAVILION	04/03/19	\$103,000	WD	03-ARM'S LENGTH	\$15,950	\$87,050	\$91,951	0.947	1,232	\$70.66	404	4.8139	BOCA/STATE	\$15,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-470-127-00	7471 W MISSAUKEE	08/20/20	\$95,000	WD	03-ARM'S LENGTH	\$10,950	\$84,050	\$100,985	0.832	1,400	\$60.04	404	16.2533	1S	\$10,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-490-053-50	7044 W MISSAUKEE	09/25/20	\$90,000	WD	03-ARM'S LENGTH	\$30,950	\$59,050	\$72,665	0.813	806	\$73.26	404	18.2207	1S	\$30,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-490-066-00	1905 S MAYFLOWER	06/28/21	\$170,000	WD	03-ARM'S LENGTH	\$36,749	\$133,251	\$95,939	1.389	1,408	\$94.64	404	39.4080	1S	\$35,000		LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-620-041-00	7601 W FOREST	06/07/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENG	\$61,523	\$158,477	\$135,874	1.166	1,880	\$84.30	404	17.1520	1S	\$60,000	009-620-043-00, 009-620-047-00	LAKE MISSAUKEE SUBS SOUTH SH(	401	
009-160-072-00	6477 W LAKEVIEW	10/04/19	\$65,000	WD	03-ARM'S LENGTH	\$42,500	\$22,500	\$51,701	0.435	775	\$29.03	4161	55.9642	1S	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	03-ARM'S LENGTH	\$22,350	\$87,650	\$107,251	0.817	1,037	\$84.52	4161	17.7595	1S	\$20,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-124-00	6313 W LAKEVIEW	09/17/19	\$129,900	WD	03-ARM'S LENGTH	\$59,748	\$70,152	\$69,120	1.015	986	\$71.15	4161	2.0100	1S	\$58,500	009-012-029-00, 009-160-123-00	LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	03-ARM'S LENGTH	\$17,004	\$121,996	\$77,808	1.568	912	\$133.77	4161	57.3070	1S	\$15,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-151-00	6159 W LAKEVIEW	06/19/20	\$137,500	WD	03-ARM'S LENGTH	\$41,636	\$95,864	\$124,628	0.769	1,248	\$76.81	4161	22.5634	HUD	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-290-046-00	7770 W WHITE BIRCH	06/03/19	\$175,000	WD	03-ARM'S LENGTH	\$40,651	\$134,349	\$93,829	1.432	616	\$218.10	4520	43.7016	1S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
009-290-046-00	7770 W WHITE BIRCH	07/30/21	\$220,000	WD	03-ARM'S LENGTH	\$40,651	\$179,349	\$93,829	1.911	616	\$291.15	4520	91.6613	1S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
<b>Totals:</b>			<b>\$2,125,900</b>				<b>\$1,601,602</b>	<b>\$1,464,908</b>			<b>\$103.28</b>		<b>9.8475</b>						
									<b>E.C.F. =&gt;</b>	<b>1.093</b>	<b>Std. Deviation=&gt;</b>		<b>0.378877</b>						
									<b>Median E.C.F. :</b>	<b>0.995</b>	<b>Ave. Variance=&gt;</b>		<b>29.3213</b>	<b>Coefficient of Var=&gt;</b>		<b>29.47343384</b>			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-670-014-11	1510 S MOREY	03/06/20	\$84,000	WD	03-ARM'S LENGTH	\$24,138	\$59,862	\$28,305	2.115	363	\$164.91	4042	13.3798	1S	\$23,638		GREEN KNOLL UNITS	408	
009-670-014-12	1510 S MOREY	05/21/21	\$114,900	WD	03-ARM'S LENGTH	\$24,138	\$90,762	\$38,095	2.383	428	\$212.06	4042	13.3798	1S	\$23,638		GREEN KNOLL UNITS	408	
<b>Totals:</b>			<b>\$198,900</b>				<b>\$150,624</b>	<b>\$66,400</b>			<b>\$188.48</b>		<b>1.9728</b>						
									<b>E.C.F. =&gt;</b>	<b>2.268</b>	<b>Std. Deviation=&gt;</b>		<b>0.189219</b>						
									<b>Median E.C.F. :</b>	<b>2.249</b>	<b>Ave. Variance=&gt;</b>		<b>13.3798</b>	<b>Coefficient of Var=&gt;</b>		<b>5.950003971</b>			





Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-580-004-00	1840 S SCHNEIDER	05/24/21	\$135,000	WD	03-ARM'S LENGTH	\$42,770	\$92,230	\$29,006	3.180	300	\$307.43	410	163.7051	1S	\$41,083		SAPPHIRE LAKE AREA	408	
009-015-041-00	8400 W JENNINGS	06/28/21	\$249,999	WD	03-ARM'S LENGTH	\$50,166	\$199,833	\$51,227	3.901	520	\$384.29	410	235.8283	1S	\$50,000		SAPPHIRE LAKE AREA	408	
009-580-009-00	1790 S SCHNEIDER	07/12/21	\$475,000	WD	03-ARM'S LENGTH	\$42,209	\$432,791	\$265,497	1.630	2,112	\$204.92	410	8.7497	2S	\$39,000		SAPPHIRE LAKE AREA	408	
009-590-025-00	1552 S HILL	07/26/21	\$323,000	WD	03-ARM'S LENGTH	\$67,962	\$255,038	\$165,328	1.543	1,860	\$137.12	410	0.0000	1.5S	\$64,980		SAPPHIRE LAKE AREA	408	
009-260-030-00	6911 W REDMAN	07/30/21	\$450,000	WD	03-ARM'S LENGTH	\$70,976	\$379,024	\$183,756	2.063	1,500	\$252.68	4520	52.0028	1.25S	\$70,006		LAKE MISSAUKEE NORTH SHORE A	408	
009-220-011-00	830 S OAK	08/10/21	\$337,000	WD	03-ARM'S LENGTH	\$67,345	\$269,655	\$114,525	2.355	1,068	\$252.49	402R	81.1930	1S	\$64,845		CROOKED LAKE AREA	408	
009-220-007-00	870 S OAK	08/31/21	\$265,000	WD	09-FAMILY SALE	\$71,884	\$193,116	\$195,089	0.990	2,358	\$81.90	402R	55.2731	1S	\$67,134		CROOKED LAKE AREA	408	
009-580-004-00	1840 S SCHNEIDER	10/07/21	\$175,000	WD	03-ARM'S LENGTH	\$42,770	\$132,230	\$29,006	4.559	300	\$440.77	410	301.6069	1S	\$41,083		SAPPHIRE LAKE AREA	408	
009-010-010-00	1988 S SCHNEIDER	10/27/21	\$260,000	WD	09-FAMILY SALE	\$56,604	\$203,396	\$132,360	1.537	952	\$213.65	410	0.5933	1S	\$51,854		SAPPHIRE LAKE AREA	408	
<b>Totals:</b>			<b>\$9,232,948</b>			<b>\$7,062,374</b>	<b>\$4,386,636</b>				<b>\$172.18</b>		<b>6.7357</b>						
									<b>E.C.F. =&gt;</b>	<b>1.610</b>	<b>Std. Deviation=&gt;</b>		<b>0.755787</b>						
									<b>Median E.C.F. :</b>	<b>1.543</b>	<b>Ave. Variance=&gt;</b>		<b>46.1497</b>	<b>Coefficient of Var=&gt;</b>		<b>29.91650605</b>			



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	03-ARM'S LENGTH	\$10,500	\$124,500	\$118,857	1.047	1,254	\$99.28	660	6.1092	TRI	\$8,000		RURAL SUBS	401	
<b>Totals:</b>			<b>\$13,125,085</b>				<b>\$11,077,208</b>	<b>\$11,172,271</b>			<b>\$117.74</b>		<b>0.5107</b>						
									<b>E.C.F. =&gt;</b>	<b>0.991</b>	<b>Std. Deviation=&gt;</b>		<b>0.265872</b>						
									<b>Median E.C.F. :</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>		<b>18.1161</b>	<b>Coefficient of Var=&gt;</b>		<b>18.36619643</b>			

009-250-010-00	9870 W LOTAN	07/08/20	\$25,000	WD	03-ARM'S LENGTH	\$9,000	\$16,000	\$20,709	0.773	0	#DIV/0!	409	77.2629	GRG	\$9,000	009-250-009-00	RURAL SUBS	401
009-681-034-00	W WHITE BIRCH	07/27/20	\$90,000	WD	03-ARM'S LENGTH	\$58,361	\$31,639	\$25,616	1.235	0	#DIV/0!	404	123.5110	GRG	\$55,200	009-681-035-00	LAKE MISSAUKEE NORTH SHORE A	401
009-009-010-80	S LACHANCE	10/09/20	\$57,000	WD	03-ARM'S LENGTH	\$20,000	\$37,000	\$26,294	1.407	0	#DIV/0!	416	140.7172	GRG	\$20,000		RESIDENTIAL ACREAGE & LOTS	401
009-027-003-00	8755 W LOTAN	11/10/19	\$250,000	WD	03-ARM'S LENGTH	\$198,000	\$52,000	\$36,057	1.442	0	#DIV/0!	416	144.2155	GRG	\$198,000		RESIDENTIAL ACREAGE & LOTS	401
009-220-008-00	860 S OAK	09/10/19	\$80,000	WD	03-ARM'S LENGTH	\$55,818	\$24,182	\$7,214	3.352	0	#DIV/0!	402R	335.2093	GRG	\$55,818		CROOKED LAKE AREA	409



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	03-ARM'S LENGTH	\$10,500	\$124,500	\$118,857	1.047	1,254	\$99.28	660	6.1092	TRI	\$8,000		RURAL SUBS	401	
<b>Totals:</b>			<b>\$13,125,085</b>				<b>\$11,077,208</b>	<b>\$11,172,271</b>			<b>\$117.74</b>		<b>0.5107</b>						
									<b>E.C.F. =&gt;</b>	<b>0.991</b>	<b>Std. Deviation=&gt;</b>		<b>0.265872</b>						
									<b>Median E.C.F. :</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>		<b>18.1161</b>	<b>Coefficient of Var=&gt;</b>		<b>18.36619643</b>			

009-250-010-00	9870 W LOTAN	07/08/20	\$25,000	WD	03-ARM'S LENGTH	\$9,000	\$16,000	\$20,709	0.773	0	#DIV/0!	409	77.2629	GRG	\$9,000	009-250-009-00	RURAL SUBS	401
009-681-034-00	W WHITE BIRCH	07/27/20	\$90,000	WD	03-ARM'S LENGTH	\$58,361	\$31,639	\$25,616	1.235	0	#DIV/0!	404	123.5110	GRG	\$55,200	009-681-035-00	LAKE MISSAUKEE NORTH SHORE A	401
009-009-010-80	S LACHANCE	10/09/20	\$57,000	WD	03-ARM'S LENGTH	\$20,000	\$37,000	\$26,294	1.407	0	#DIV/0!	416	140.7172	GRG	\$20,000		RESIDENTIAL ACREAGE & LOTS	401
009-027-003-00	8755 W LOTAN	11/10/19	\$250,000	WD	03-ARM'S LENGTH	\$198,000	\$52,000	\$36,057	1.442	0	#DIV/0!	416	144.2155	GRG	\$198,000		RESIDENTIAL ACREAGE & LOTS	401
009-220-008-00	860 S OAK	09/10/19	\$80,000	WD	03-ARM'S LENGTH	\$55,818	\$24,182	\$7,214	3.352	0	#DIV/0!	402R	335.2093	GRG	\$55,818		CROOKED LAKE AREA	409



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-600-115-00	8427 W SAPPHIRE	07/03/20	\$270,000	WD	03-ARM'S LENGTH	\$83,345	\$186,655	\$120,169	1.553	1,294	\$144.25	410	1.3616	1.5S	\$79,797	009-600-114-00	SAPPHIRE LAKE AREA	408	
<b>Totals:</b>			<b>\$3,709,099</b>				<b>\$2,878,905</b>	<b>\$1,755,370</b>			<b>\$194.98</b>		<b>10.0405</b>						
									<b>E.C.F. =&gt;</b>	<b>1.640</b>	<b>Std. Deviation=&gt;</b>		<b>1.052767</b>						
									<b>Median E.C.F. =</b>	<b>1.540</b>	<b>Ave. Variance=&gt;</b>		<b>62.3772</b>	<b>Coefficient of Var=&gt;</b>		<b>40.51382634</b>			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-300-025-00	8896 W OAK	05/20/19	\$132,000	WD	03-ARM'S LENGTH	\$38,484	\$93,516	\$100,131	0.934	1,112	\$84.10	410	46.6601	1S	\$37,514		SAPPHIRE LAKE AREA	408	
009-300-003-00	9122 W OAK	06/10/19	\$265,000	WD	03-ARM'S LENGTH	\$61,362	\$203,638	\$145,635	1.398	1,584	\$128.56	410	0.2262	1S	\$56,612		SAPPHIRE LAKE AREA	408	
009-300-034-00	1645 S DUCK POINT	06/20/19	\$172,000	WD	03-ARM'S LENGTH	\$31,310	\$140,690	\$93,522	1.504	1,054	\$133.48	410	10.3814	1S	\$29,602		SAPPHIRE LAKE AREA	408	
009-010-028-00	8808 W PETERSON POINT	06/21/19	\$149,600	WD	03-ARM'S LENGTH	\$67,063	\$82,537	\$62,383	1.323	800	\$103.17	410	7.7467	1S	\$66,479	009-010-027-00	SAPPHIRE LAKE AREA	408	
009-580-004-00	1840 S SCHNEIDER	07/09/19	\$75,000	WD	03-ARM'S LENGTH	\$42,770	\$32,230	\$29,006	1.111	300	\$107.43	410	28.9396	1S	\$41,083		SAPPHIRE LAKE AREA	408	
009-600-115-00	8427 W SAPPHIRE	07/03/20	\$270,000	WD	03-ARM'S LENGTH	\$83,345	\$186,655	\$120,169	1.553	1,294	\$144.25	410	15.2728	1.5S	\$79,797	009-600-114-00	SAPPHIRE LAKE AREA	408	
009-580-005-00	1830 S SCHNEIDER	08/03/20	\$380,000	WD	03-ARM'S LENGTH	\$54,563	\$325,437	\$231,991	1.403	1,612	\$201.88	410	0.2262	1S	\$51,243	009-010-008-85	SAPPHIRE LAKE AREA	408	
009-600-137-00	8653 W SAPPHIRE	08/26/20	\$177,500	WD	03-ARM'S LENGTH	\$57,508	\$119,992	\$77,267	1.553	744	\$161.28	410	15.2407	1S	\$55,808	009-600-179-00	SAPPHIRE LAKE AREA	408	
009-015-040-00	8390 W JENNINGS	09/02/20	\$285,000	WD	03-ARM'S LENGTH	\$58,533	\$226,467	\$165,243	1.371	1,240	\$182.63	410	3.0032	1S	\$50,000		SAPPHIRE LAKE AREA	408	
009-010-030-00	8788 W PETERSON POINT	10/12/20	\$185,000	WD	03-ARM'S LENGTH	\$32,775	\$152,225	\$57,597	2.643	824	\$184.74	410	124.2381	1S	\$32,500		SAPPHIRE LAKE AREA	408	
<b>Totals:</b>			<b>\$2,091,100</b>				<b>\$1,563,387</b>	<b>\$1,082,944</b>			<b>\$143.15</b>		<b>4.3105</b>						
									<b>E.C.F. =&gt;</b>	<b>1.444</b>	<b>Std. Deviation=&gt;</b>		<b>0.453034</b>						
									<b>Median E.C.F. =</b>	<b>1.401</b>	<b>Ave. Variance=&gt;</b>		<b>25.1935</b>	<b>Coefficient of Var=&gt;</b>		<b>17.98843346</b>			







Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	03-ARM'S LENGTH	\$10,500	\$124,500	\$118,857	1.047	1,254	\$99.28	660	6.1092	TRI	\$8,000		RURAL SUBS	401	
<b>Totals:</b>			<b>\$13,125,085</b>				<b>\$11,077,208</b>	<b>\$11,172,271</b>			<b>\$117.74</b>		<b>0.5107</b>						
									<b>E.C.F. =&gt;</b>	<b>0.991</b>	<b>Std. Deviation=&gt;</b>		<b>0.265872</b>						
									<b>Median E.C.F. :</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>		<b>18.1161</b>	<b>Coefficient of Var=&gt;</b>		<b>18.36619643</b>			

009-250-010-00	9870 W LOTAN	07/08/20	\$25,000	WD	03-ARM'S LENGTH	\$9,000	\$16,000	\$20,709	0.773	0	#DIV/0!	409	77.2629	GRG	\$9,000	009-250-009-00	RURAL SUBS	401
009-681-034-00	W WHITE BIRCH	07/27/20	\$90,000	WD	03-ARM'S LENGTH	\$58,361	\$31,639	\$25,616	1.235	0	#DIV/0!	404	123.5110	GRG	\$55,200	009-681-035-00	LAKE MISSAUKEE NORTH SHORE A	401
009-009-010-80	S LACHANCE	10/09/20	\$57,000	WD	03-ARM'S LENGTH	\$20,000	\$37,000	\$26,294	1.407	0	#DIV/0!	416	140.7172	GRG	\$20,000		RESIDENTIAL ACREAGE & LOTS	401
009-027-003-00	8755 W LOTAN	11/10/19	\$250,000	WD	03-ARM'S LENGTH	\$198,000	\$52,000	\$36,057	1.442	0	#DIV/0!	416	144.2155	GRG	\$198,000		RESIDENTIAL ACREAGE & LOTS	401
009-220-008-00	860 S OAK	09/10/19	\$80,000	WD	03-ARM'S LENGTH	\$55,818	\$24,182	\$7,214	3.352	0	#DIV/0!	402R	335.2093	GRG	\$55,818		CROOKED LAKE AREA	409



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	03-ARM'S LENGTH	\$10,500	\$124,500	\$118,857	1.047	1,254	\$99.28	660	6.1092	TRI	\$8,000		RURAL SUBS	401	
<b>Totals:</b>			<b>\$13,125,085</b>				<b>\$11,077,208</b>	<b>\$11,172,271</b>			<b>\$117.74</b>		<b>0.5107</b>						
									<b>E.C.F. =&gt;</b>	<b>0.991</b>	<b>Std. Deviation=&gt;</b>		<b>0.265872</b>						
									<b>Median E.C.F. :</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>		<b>18.1161</b>	<b>Coefficient of Var=&gt;</b>		<b>18.36619643</b>			

009-250-010-00	9870 W LOTAN	07/08/20	\$25,000	WD	03-ARM'S LENGTH	\$9,000	\$16,000	\$20,709	0.773	0	#DIV/0!	409	77.2629	GRG	\$9,000	009-250-009-00	RURAL SUBS	401
009-681-034-00	W WHITE BIRCH	07/27/20	\$90,000	WD	03-ARM'S LENGTH	\$58,361	\$31,639	\$25,616	1.235	0	#DIV/0!	404	123.5110	GRG	\$55,200	009-681-035-00	LAKE MISSAUKEE NORTH SHORE A	401
009-009-010-80	S LACHANCE	10/09/20	\$57,000	WD	03-ARM'S LENGTH	\$20,000	\$37,000	\$26,294	1.407	0	#DIV/0!	416	140.7172	GRG	\$20,000		RESIDENTIAL ACREAGE & LOTS	401
009-027-003-00	8755 W LOTAN	11/10/19	\$250,000	WD	03-ARM'S LENGTH	\$198,000	\$52,000	\$36,057	1.442	0	#DIV/0!	416	144.2155	GRG	\$198,000		RESIDENTIAL ACREAGE & LOTS	401
009-220-008-00	860 S OAK	09/10/19	\$80,000	WD	03-ARM'S LENGTH	\$55,818	\$24,182	\$7,214	3.352	0	#DIV/0!	402R	335.2093	GRG	\$55,818		CROOKED LAKE AREA	409



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	03-ARM'S LENGTH	\$10,500	\$124,500	\$118,857	1.047	1,254	\$99.28	660	6.1092	TRI	\$8,000		RURAL SUBS	401	
<b>Totals:</b>			<b>\$13,125,085</b>				<b>\$11,077,208</b>	<b>\$11,172,271</b>			<b>\$117.74</b>		<b>0.5107</b>						
									<b>E.C.F. =&gt;</b>	<b>0.991</b>	<b>Std. Deviation=&gt;</b>		<b>0.265872</b>						
									<b>Median E.C.F. :</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>		<b>18.1161</b>	<b>Coefficient of Var=&gt;</b>		<b>18.36619643</b>			

009-250-010-00	9870 W LOTAN	07/08/20	\$25,000	WD	03-ARM'S LENGTH	\$9,000	\$16,000	\$20,709	0.773	0	#DIV/0!	409	77.2629	GRG	\$9,000	009-250-009-00	RURAL SUBS	401
009-681-034-00	W WHITE BIRCH	07/27/20	\$90,000	WD	03-ARM'S LENGTH	\$58,361	\$31,639	\$25,616	1.235	0	#DIV/0!	404	123.5110	GRG	\$55,200	009-681-035-00	LAKE MISSAUKEE NORTH SHORE A	401
009-009-010-80	S LACHANCE	10/09/20	\$57,000	WD	03-ARM'S LENGTH	\$20,000	\$37,000	\$26,294	1.407	0	#DIV/0!	416	140.7172	GRG	\$20,000		RESIDENTIAL ACREAGE & LOTS	401
009-027-003-00	8755 W LOTAN	11/10/19	\$250,000	WD	03-ARM'S LENGTH	\$198,000	\$52,000	\$36,057	1.442	0	#DIV/0!	416	144.2155	GRG	\$198,000		RESIDENTIAL ACREAGE & LOTS	401
009-220-008-00	860 S OAK	09/10/19	\$80,000	WD	03-ARM'S LENGTH	\$55,818	\$24,182	\$7,214	3.352	0	#DIV/0!	402R	335.2093	GRG	\$55,818		CROOKED LAKE AREA	409

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-470-121-00	1975 S PAVILION	04/03/19	\$103,000	WD	03-ARM'S LENGTH	\$15,950	\$87,050	\$91,951	0.947	1,232	\$70.66	404	1.4019	BOCA/STATE	\$15,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-290-046-00	7770 W WHITE BIRCH	06/03/19	\$175,000	WD	03-ARM'S LENGTH	\$40,651	\$134,349	\$93,829	1.432	616	\$218.10	4520	47.1136	1S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
009-160-124-00	6313 W LAKEVIEW	09/17/19	\$129,900	WD	03-ARM'S LENGTH	\$59,748	\$70,152	\$69,120	1.015	986	\$71.15	4161	5.4219	1S	\$58,500	009-012-029-00, 009-160-123-00	LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-072-00	6477 W LAKEVIEW	10/04/19	\$65,000	WD	03-ARM'S LENGTH	\$42,500	\$22,500	\$51,701	0.435	775	\$29.03	4161	52.5523	1S	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-470-032-00	7476 W MISSAUKEE	10/08/19	\$130,000	WD	03-ARM'S LENGTH	\$21,626	\$108,374	\$82,716	1.310	1,008	\$107.51	404	34.9471	1S	\$20,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	03-ARM'S LENGTH	\$22,350	\$87,650	\$107,251	0.817	1,037	\$84.52	4161	14.3476	1S	\$20,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-470-127-00	7471 W MISSAUKEE	08/20/20	\$95,000	WD	03-ARM'S LENGTH	\$10,950	\$84,050	\$100,985	0.832	1,400	\$60.04	404	12.8413	1S	\$10,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	03-ARM'S LENGTH	\$17,004	\$121,996	\$77,808	1.568	912	\$133.77	4161	60.7190	1S	\$15,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-490-053-50	7044 W MISSAUKEE	09/25/20	\$90,000	WD	03-ARM'S LENGTH	\$30,950	\$59,050	\$72,665	0.813	806	\$73.26	404	14.8088	1S	\$30,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-290-051-00	7700 W WHITE BIRCH	01/27/21	\$138,000	WD	03-ARM'S LENGTH	\$40,950	\$97,050	\$99,565	0.975	936	\$103.69	404	1.4019	1.5S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
<b>Totals:</b>			<b>\$1,174,900</b>				<b>\$872,221</b>	<b>\$847,591</b>			<b>\$95.17</b>		<b>6.8341</b>						
									<b>E.C.F. =&gt;</b>	<b>1.03</b>	<b>Std. Deviation=&gt;</b>		<b>0.337063</b>						
									<b>Median E.C.F. :</b>	<b>0.961</b>	<b>Ave. Variance=&gt;</b>		<b>24.5555</b>	<b>Coefficient of Var=&gt;</b>	<b>25.55958829</b>				

009-160-151-00	6159 W LAKEVIEW	06/19/20	\$137,500	WD	03-ARM'S LENGTH	\$41,636	\$95,864	\$124,628	0.769	1,248	\$76.81	4161	19.1515	HUD	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401
009-681-034-00	W WHITE BIRCH	07/27/20	\$90,000	WD	03-ARM'S LENGTH	\$58,361	\$31,639	\$25,616	1.235	0		404	27.4392	GRG	\$55,200	009-681-035-00	LAKE MISSAUKEE NORTH SHORE A	401

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-290-051-00	7700 W WHITE BIRCH	01/27/21	\$138,000	WD	03-ARM'S LENGTH	\$40,950	\$97,050	\$99,565	0.975	936	\$103.69	404	2.0100	1.5S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
009-450-003-00	1845 S GREEN	05/14/21	\$161,500	WD	03-ARM'S LENGTH	\$32,375	\$129,125	\$114,770	1.125	1,200	\$107.60	404	13.0235	1S	\$30,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-470-032-00	7476 W MISSAUKEE	10/08/19	\$130,000	WD	03-ARM'S LENGTH	\$21,626	\$108,374	\$82,716	1.310	1,008	\$107.51	404	31.5352	1S	\$20,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-470-120-00	1985 S PAVILION	07/02/21	\$42,000	WD	19-MULTI PARCEL ARM'S LENG	\$8,685	\$33,315	\$52,278	0.637	720	\$46.27	404	35.7565	1S	\$8,144	009-011-020-00	LAKE MISSAUKEE SUBS SOUTH SH	401	
009-470-121-00	1975 S PAVILION	04/03/19	\$103,000	WD	03-ARM'S LENGTH	\$15,950	\$87,050	\$91,951	0.947	1,232	\$70.66	404	4.8139	BOCA/STATE	\$15,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-470-127-00	7471 W MISSAUKEE	08/20/20	\$95,000	WD	03-ARM'S LENGTH	\$10,950	\$84,050	\$100,985	0.832	1,400	\$60.04	404	16.2533	1S	\$10,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-490-053-50	7044 W MISSAUKEE	09/25/20	\$90,000	WD	03-ARM'S LENGTH	\$30,950	\$59,050	\$72,665	0.813	806	\$73.26	404	18.2207	1S	\$30,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-490-066-00	1905 S MAYFLOWER	06/28/21	\$170,000	WD	03-ARM'S LENGTH	\$36,749	\$133,251	\$95,939	1.389	1,408	\$94.64	404	39.4080	1S	\$35,000		LAKE MISSAUKEE SUBS SOUTH SH	401	
009-620-041-00	7601 W FOREST	06/07/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENG	\$61,523	\$158,477	\$135,874	1.166	1,880	\$84.30	404	17.1520	1S	\$60,000	009-620-043-00, 009-620-047-00	LAKE MISSAUKEE SUBS SOUTH SH	401	
009-160-072-00	6477 W LAKEVIEW	10/04/19	\$65,000	WD	03-ARM'S LENGTH	\$42,500	\$22,500	\$51,701	0.435	775	\$29.03	4161	55.9642	1S	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-084-00	6451 BUENA VISTA	01/31/20	\$110,000	WD	03-ARM'S LENGTH	\$22,350	\$87,650	\$107,251	0.817	1,037	\$84.52	4161	17.7595	1S	\$20,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-124-00	6313 W LAKEVIEW	09/17/19	\$129,900	WD	03-ARM'S LENGTH	\$59,748	\$70,152	\$69,120	1.015	986	\$71.15	4161	2.0100	1S	\$58,500	009-012-029-00, 009-160-123-00	LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-137-00	1636 S ELMWOOD	09/18/20	\$139,000	WD	03-ARM'S LENGTH	\$17,004	\$121,996	\$77,808	1.568	912	\$133.77	4161	57.3070	1S	\$15,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-160-151-00	6159 W LAKEVIEW	06/19/20	\$137,500	WD	03-ARM'S LENGTH	\$41,636	\$95,864	\$124,628	0.769	1,248	\$76.81	4161	22.5634	HUD	\$40,000		LAKE MISSAUKEE SOUTH SHORE A	401	
009-290-046-00	7770 W WHITE BIRCH	06/03/19	\$175,000	WD	03-ARM'S LENGTH	\$40,651	\$134,349	\$93,829	1.432	616	\$218.10	4520	43.7016	1S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
009-290-046-00	7770 W WHITE BIRCH	07/30/21	\$220,000	WD	03-ARM'S LENGTH	\$40,651	\$179,349	\$93,829	1.911	616	\$291.15	4520	91.6613	1S	\$40,000		LAKE MISSAUKEE NORTH SHORE A	401	
<b>Totals:</b>			<b>\$2,125,900</b>				<b>\$1,601,602</b>	<b>\$1,464,908</b>			<b>\$103.28</b>		<b>9.8475</b>						
									<b>E.C.F. =&gt;</b>	<b>1.093</b>	<b>Std. Deviation=&gt;</b>		<b>0.378877</b>						
									<b>Median E.C.F. :</b>	<b>0.995</b>	<b>Ave. Variance=&gt;</b>		<b>29.3213</b>	<b>Coefficient of Var=&gt;</b>	<b>29.47343384</b>				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-367-003-00	506 S CRAPO	05/21/19	\$8,000	WD	03-ARM'S LENGTH	\$3,000	\$5,000	\$47,248	0.106	1,050	\$4.76	424	31.9485	HUD	\$2,000		JENNINGS	401	
009-375-005-00	408 S BALDWIN	07/02/19	\$10,000	LC	03-ARM'S LENGTH	\$3,950	\$6,050	\$23,011	0.263	1,120	\$5.40	424	16.2392	HUD	\$3,000	009-375-007-00	JENNINGS	401	
009-381-007-00	581 S CRAPO	08/14/20	\$15,000	QC	03-ARM'S LENGTH	\$2,000	\$13,000	\$30,566	0.425	1,092	\$11.90	424	0.0000	HUD	\$2,000		JENNINGS	401	
009-391-001-00	274 S CRAPO	08/19/19	\$94,900	WD	03-ARM'S LENGTH	\$5,732	\$89,168	\$149,357	0.597	1,352	\$65.95	424	17.1703	HUD	\$3,000		JENNINGS	401	
009-391-003-00	256 S CRAPO	08/27/20	\$25,000	WD	03-ARM'S LENGTH	\$2,940	\$22,060	\$22,714	0.971	952	\$23.17	424	54.5912	HUD	\$2,000		JENNINGS	401	
<b>Totals:</b>			<b>\$152,900</b>				<b>\$135,278</b>	<b>\$272,895</b>			<b>\$22.24</b>		<b>7.0404</b>						
									<b>E.C.F. =&gt;</b>	<b>0.496</b>	<b>Std. Deviation=&gt;</b>		<b>0.333478</b>						
									<b>Median E.C.F. :</b>	<b>0.425</b>	<b>Ave. Variance=&gt;</b>		<b>23.9898</b>	<b>Coefficient of Var=&gt;</b>		<b>56.40548119</b>			





Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	03-ARM'S LENGTH	\$10,500	\$124,500	\$118,857	1.047	1,254	\$99.28	660	6.1092	TRI	\$8,000		RURAL SUBS	401	
<b>Totals:</b>			<b>\$13,125,085</b>				<b>\$11,077,208</b>	<b>\$11,172,271</b>			<b>\$117.74</b>		<b>0.5107</b>						
									<b>E.C.F. =&gt;</b>	<b>0.991</b>	<b>Std. Deviation=&gt;</b>		<b>0.265872</b>						
									<b>Median E.C.F. :</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>		<b>18.1161</b>	<b>Coefficient of Var=&gt;</b>		<b>18.36619643</b>			

009-250-010-00	9870 W LOTAN	07/08/20	\$25,000	WD	03-ARM'S LENGTH	\$9,000	\$16,000	\$20,709	0.773	0	#DIV/0!	409	77.2629	GRG	\$9,000	009-250-009-00	RURAL SUBS	401
009-681-034-00	W WHITE BIRCH	07/27/20	\$90,000	WD	03-ARM'S LENGTH	\$58,361	\$31,639	\$25,616	1.235	0	#DIV/0!	404	123.5110	GRG	\$55,200	009-681-035-00	LAKE MISSAUKEE NORTH SHORE A	401
009-009-010-80	S LACHANCE	10/09/20	\$57,000	WD	03-ARM'S LENGTH	\$20,000	\$37,000	\$26,294	1.407	0	#DIV/0!	416	140.7172	GRG	\$20,000		RESIDENTIAL ACREAGE & LOTS	401
009-027-003-00	8755 W LOTAN	11/10/19	\$250,000	WD	03-ARM'S LENGTH	\$198,000	\$52,000	\$36,057	1.442	0	#DIV/0!	416	144.2155	GRG	\$198,000		RESIDENTIAL ACREAGE & LOTS	401
009-220-008-00	860 S OAK	09/10/19	\$80,000	WD	03-ARM'S LENGTH	\$55,818	\$24,182	\$7,214	3.352	0	#DIV/0!	402R	335.2093	GRG	\$55,818		CROOKED LAKE AREA	409



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class
									E.C.F. => 1.631			Std. Deviation=> 0.476176						
									Median E.C.F. : 1.536			Ave. Variance=> 31.8976	Coefficient of Var=> 20.76812717					



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	03-ARM'S LENGTH	\$10,500	\$124,500	\$118,857	1.047	1,254	\$99.28	660	6.1092	TRI	\$8,000		RURAL SUBS	401	
<b>Totals:</b>			<b>\$13,125,085</b>				<b>\$11,077,208</b>	<b>\$11,172,271</b>			<b>\$117.74</b>		<b>0.5107</b>						
									<b>E.C.F. =&gt;</b>	<b>0.991</b>	<b>Std. Deviation=&gt;</b>		<b>0.265872</b>						
									<b>Median E.C.F. :</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>		<b>18.1161</b>	<b>Coefficient of Var=&gt;</b>		<b>18.36619643</b>			



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Land Value	OtherPIN	Land Table	Class	
009-660-008-00	2172 S SARA	06/12/19	\$135,000	WD	03-ARM'S LENGTH	\$10,500	\$124,500	\$118,857	1.047	1,254	\$99.28	660	6.1092	TRI	\$8,000		RURAL SUBS	401	
<b>Totals:</b>			<b>\$13,125,085</b>				<b>\$11,077,208</b>	<b>\$11,172,271</b>			<b>\$117.74</b>		<b>0.5107</b>						
									<b>E.C.F. =&gt;</b>	<b>0.991</b>	<b>Std. Deviation=&gt;</b>		<b>0.265872</b>						
									<b>Median E.C.F. :</b>	<b>0.986</b>	<b>Ave. Variance=&gt;</b>		<b>18.1161</b>	<b>Coefficient of Var=&gt;</b>		<b>18.36619643</b>			