

Lake Township, Missaukee County – Assessing Office



Lake Township Assessor

8105 W. Kelly Rd, Lake City MI 49651

Email: assessor@laketownshipmissaukee.org

Phone: 231-577-1025 * Fax 231-839-7654

www.laketownshipmissaukee.com

1/20/2024

The Economic Condition Factor workpapers contain estimates to reconcile sales prices with depreciated building values obtained through the cost approach. Mass appraisal techniques, including determining Economic Condition Factors, require professional judgment using the 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:

- 408X – Lake Adjacent Residential Homes
- Residential Rural
- Residential Rural – HUD
- Back Lots groups 404 & 4161
- Back Lots 412 Sapphire Lake area
- Jennings
- Commerical & Agricultrual

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	
009-220-007-00	870 S OAK	08/31/21	\$265,000	WD	09-FAMILY	\$265,000	\$190,500	71.89	\$465,193	\$138,853	\$126,147	\$233,100	0.541	2,358	\$53.50	4085	99.5507	1S	\$134,103		4085 CROOKED LAKE	
009-260-054-00	6680 W REDMAN	06/28/21	\$420,500	WD	03-ARM'S LENGTH	\$420,500	\$152,500	36.27	\$548,493	\$292,353	\$128,147	\$182,957	0.700	1,623	\$78.96	4082	83.6257	1S	\$289,528		4082 LAKE MISSAUKEE NORTH SHORE	
009-010-010-00	1988 S SCHNEIDER	10/27/21	\$260,000	WD	09-FAMILY	\$260,000	\$113,700	43.73	\$354,525	\$138,870	\$121,130	\$154,039	0.786	952	\$127.24	4087	75.0320	1S	\$134,120		4087 SAPPHIRE LAKE	
009-460-001-00	6518 W LAKEVIEW	08/10/21	\$341,000	WD	09-FAMILY	\$341,000	\$170,300	49.94	\$399,260	\$182,186	\$158,814	\$155,053	1.024	1,400	\$113.44	4081	51.2421	1S	\$180,286		4081 LAKE MISSAUKEE SOUTH SHORE	
009-620-001-20	7856 W FOREST	08/12/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,800	49.93	\$336,273	\$179,679	\$120,321	\$111,853	1.076	1,402	\$85.82	4081	46.0970	1.25S	\$176,750		4081 LAKE MISSAUKEE SOUTH SHORE	
009-590-025-00	1552 S HILL	07/26/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$131,900	40.84	\$380,835	\$104,287	\$218,713	\$197,534	1.107	1,860	\$117.59	4087	42.9463	1.5S	\$100,908		4087 SAPPHIRE LAKE	
009-260-011-00	6969 W REDMAN	05/21/21	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$146,900	34.36	\$466,941	\$173,494	\$254,006	\$209,605	1.212	1,534	\$165.58	4082	32.4847	1.25S	\$168,244		4082 LAKE MISSAUKEE NORTH SHORE	
009-580-009-00	1790 S SCHNEIDER	07/12/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$205,700	43.31	\$518,559	\$73,338	\$401,662	\$318,015	1.263	2,112	\$190.18	4087	27.3650	2S	\$69,965		4087 SAPPHIRE LAKE	
009-260-030-00	6911 W REDMAN	07/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$148,600	33.02	\$478,228	\$173,328	\$276,672	\$217,786	1.270	1,500	\$184.45	4082	26.6292	1.25S	\$172,358		4082 LAKE MISSAUKEE NORTH SHORE	
009-280-024-00	9359 W OAK	04/20/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$182,900	46.90	\$413,771	\$147,417	\$242,583	\$190,253	1.275	1,064	\$227.99	4085	26.1623	1S	\$142,923		4085 CROOKED LAKE	
009-364-006-00	9852 W WALNUT	08/25/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$213,600	46.95	\$468,451	\$158,909	\$296,091	\$221,967	1.334	3,528	\$83.93	4085	20.2737	TRI	\$158,909	009-364-002-00	4085 CROOKED LAKE	
009-500-006-00	101 ROBB	02/10/23	\$629,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$629,900	\$192,700	30.59	\$626,482	\$214,755	\$415,145	\$294,091	1.412	3,024	\$137.28	4082	12.5056	LOG	\$210,707	009-002-003-37	4082 LAKE MISSAUKEE NORTH SHORE	
009-004-001-50	9730 W ANDERSON	08/22/22	\$626,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$626,000	\$274,800	43.90	\$618,542	\$197,253	\$428,747	\$300,921	1.425	1,912	\$224.24	4085	11.1894	1S	\$189,053	009-004-004-70	4085 CROOKED LAKE	
009-220-011-00	830 S OAK	08/10/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$119,200	35.37	\$331,657	\$140,106	\$196,894	\$136,822	1.439	1,068	\$184.36	4085	9.7628	1S	\$137,606		4085 CROOKED LAKE	
009-260-021-00	117 S MARK	08/26/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$188,600	34.29	\$527,859	\$204,749	\$345,251	\$230,793	1.496	1,668	\$206.99	4082	4.0744	1.5S	\$202,399		4082 LAKE MISSAUKEE NORTH SHORE	
009-290-046-00	7770 W WHITE BIRCH	07/30/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$76,100	34.59	\$208,743	\$51,782	\$168,218	\$112,115	1.500	616	\$273.08	4082	3.6273	1S	\$51,005		4082 LAKE MISSAUKEE NORTH SHORE	
009-270-011-00	310 S OAK	06/10/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$161,800	35.96	\$426,468	\$135,663	\$314,337	\$207,718	1.513	2,241	\$140.27	4085	2.3390	1.5S	\$127,851		4085 CROOKED LAKE	
009-700-023-00	1401 S BAYBERRY	03/16/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$108,800	32.97	\$309,460	\$106,120	\$223,880	\$145,243	1.541	1,152	\$194.34	4087	0.4740	1.75S	\$103,695		4087 SAPPHIRE LAKE	
009-680-019-00	7319 W WHITE BIRCH	09/01/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$0	0.00	\$345,107	\$177,363	\$187,637	\$119,817	1.566	945	\$198.56	4082	2.9350	1S	\$172,066		4082 LAKE MISSAUKEE NORTH SHORE	
009-460-004-00	6620 W LAKEVIEW DR	07/22/22	\$650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$650,000	\$204,800	31.51	\$543,682	\$237,968	\$412,032	\$220,566	1.868	1,512	\$272.51	4081	33.1392	1.5S	\$232,613	009-460-030-60	4081 LAKE MISSAUKEE SOUTH SHORE	
009-670-014-12	1510 S MOREY	05/21/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$47,900	41.69	\$110,779	\$22,449	\$92,451	\$49,072	1.884	428	\$216.01	4083B	34.7300	1S	\$21,949		4083 GREEN KNOLL UNITS	
009-680-011-00	7399 W WHITE BIRCH	03/31/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$189,300	31.55	\$522,173	\$215,187	\$384,813	\$179,932	2.139	1,964	\$195.93	4082	60.1980	1.75S	\$211,293		4082 LAKE MISSAUKEE NORTH SHORE	
009-520-001-00	6507 W NORTHSHORE	08/22/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$106,800	25.43	\$354,543	\$234,576	\$185,424	\$85,691	2.164	864	\$214.61	4082	62.7197	1S	\$231,247		4082 LAKE MISSAUKEE NORTH SHORE	
009-160-018-00	6186 W LAKEVIEW	05/03/21	\$390,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$390,000	\$152,400	39.08	\$304,839	\$154,013	\$235,987	\$98,538	2.395	1,170	\$201.70	4081	85.8212	1S	\$151,000	009-160-148-00, 009-012-035-00	4081 LAKE MISSAUKEE SOUTH SHORE	
009-680-015-00	7359 W WHITE BIRCH	08/20/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$150,600	29.53	\$345,587	\$120,000	\$390,000	\$140,992	2.766	2,426	\$160.76	4082	122.9438	1.5S	\$120,000	009-681-031-00	4082 LAKE MISSAUKEE NORTH SHORE	
009-580-004-00	1840 S SCHNEIDER	10/07/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$39,300	22.46	\$125,159	\$76,631	\$98,369	\$34,663	2.838	300	\$327.90	4087	130.1201	1S	\$74,810		4087 SAPPHIRE LAKE	
009-015-041-00	8400 W JENNINGS	06/28/21	\$249,999	WD	03-ARM'S LENGTH	\$249,999	\$58,400	23.36	\$155,386	\$69,696	\$180,303	\$61,207	2.946	520	\$346.74	4087	140.9105	1S	\$69,498		4087 SAPPHIRE LAKE	
009-160-012-00	6130 W LAKEVIEW	10/21/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$108,400	24.09	\$314,045	\$217,239	\$232,761	\$69,147	3.366	892	\$260.94	4081	182.9491	1S	\$216,269		4081 LAKE MISSAUKEE SOUTH SHORE	
Totals:						\$11,174,799	\$3,986,300		\$11,001,040		\$6,836,535	\$4,679,488			\$185.17		0.6535					
							Sale. Ratio =>	35.67					E.C.F. =>	1.461	Std. Deviation=>		0.701631					
							Std. Dev. =>	12.45					Median E.C.F. =	1.467	Ave. Variance=>		51.1374	Coefficient of Var=>		34.84680101		
>2x Std Dev																						
009-600-098-00	8251 W SAPPHIRE	11/05/21	\$339,999	LC	19-MULTI PARCEL ARM'S LENGTH	\$339,999	\$85,700	25.21	\$181,672	\$65,257	\$274,742	\$77,610	3.540	816	\$336.69	4087	200.3355	1S	\$64,583	009-600-095-00, 009-600-096-00, 009-600-097-00	4087 SAPPHIRE LAKE	
009-160-035-00	6376 W LAKEVIEW	07/30/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$134,100	38.31	\$430,445	\$339,458	\$10,542	\$64,991	0.162	1,010	\$10.44	4081	137.4471	1S	\$337,161		4081 LAKE MISSAUKEE SOUTH SHORE	

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-034-002-00	8257 W BLUE	11/30/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$118,000	36.09	\$279,561	\$65,276	\$261,724	\$216,450	1.209	1,383	\$189.24	416	18.2017	1.5S	\$60,888		RES 6 RURAL ACREAGE & LOTS
009-022-016-23	8500 W LOTAN	05/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$65,000	27.08	\$208,584	\$29,363	\$210,637	\$181,031	1.164	1,344	\$156.72	416	13.6387	1S	\$26,105		RES 6 RURAL ACREAGE & LOTS
009-016-020-90	2335 S LACHANCE	06/17/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,800	35.89	\$151,882	\$15,732	\$159,268	\$137,525	1.158	1,597	\$99.73	416	13.0948	1.5S	\$12,731		RES 6 RURAL ACREAGE & LOTS
009-660-014-00	2195 S SARA	03/24/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,000	36.67	\$157,734	\$11,900	\$168,100	\$147,307	1.141	1,008	\$166.77	660	11.4002	1S	\$10,000		RES 8 RURAL SUBS
009-510-052-00	8276 W WHISPERING PINE CIR S	05/06/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$83,100	35.82	\$204,981	\$13,375	\$218,625	\$193,541	1.130	1,330	\$164.38	415	10.2451	1S	\$11,475		510 NORTH COUNTY SUB
009-576-016-00	4798 RIVER WOODS	06/06/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$131,100	36.43	\$319,611	\$18,500	\$341,400	\$304,153	1.122	1,445	\$236.26	414	9.5311	1S	\$16,000		RES 8 RURAL SUBS
009-510-039-00	8358 W WHISPERING PINE CIR N	10/15/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$58,800	30.79	\$170,800	\$11,900	\$179,100	\$160,505	1.116	1,188	\$150.76	415	8.8701	1S	\$10,000		510 NORTH COUNTY SUB
009-035-024-00	7380 W CADILLAC	12/15/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$74,600	30.45	\$226,073	\$61,982	\$183,018	\$165,748	1.104	956	\$191.44	416	7.7039	1S	\$59,607		RES 6 RURAL ACREAGE & LOTS
009-510-036-00	8304 W WHISPERING PINE CIR N	03/16/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$79,300	31.73	\$228,913	\$20,824	\$229,076	\$210,191	1.090	1,120	\$204.53	415	6.2696	1S	\$9,956		510 NORTH COUNTY SUB
009-660-015-00	2173 S SARA	04/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,000	30.00	\$159,098	\$11,417	\$158,583	\$149,173	1.063	1,008	\$157.32	660	3.5931	1S	\$10,000		RES 8 RURAL SUBS
009-020-014-00	3876 S LACHANCE	10/01/22	\$174,600	WD	03-ARM'S LENGTH	\$174,600	\$70,000	40.09	\$167,314	\$61,601	\$112,999	\$106,781	1.058	1,106	\$102.17	416	3.1081	1S	\$61,181		RES 6 RURAL ACREAGE & LOTS
009-510-024-00	8295 W WHISPERING PINE CIR S	12/30/21	\$251,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$251,000	\$76,000	30.28	\$234,202	\$11,387	\$239,613	\$229,706	1.043	1,330	\$180.16	415	1.5976	1S	\$10,447	009-510-023-00	510 NORTH COUNTY SUB
009-660-022-00	2021 S SARA	04/29/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,700	38.96	\$119,996	\$12,133	\$112,867	\$108,953	1.036	1,300	\$86.82	660	0.8776	1S	\$9,169		RES 8 RURAL SUBS
009-250-065-00	9790 W CLAM RIVER	04/01/22	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$88,000	40.93	\$205,189	\$48,507	\$166,493	\$161,528	1.031	1,436	\$115.94	415	0.3587	1S	\$45,876	009-250-064-00	RES 6 RURAL ACREAGE & LOTS
009-011-010-00	7100 W JENNINGS	06/03/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$56,700	33.75	\$162,850	\$10,950	\$157,050	\$153,434	1.024	1,392	\$112.82	416	0.3587	1S	\$10,000		RES 6 RURAL ACREAGE & LOTS
009-033-009-55	5721 S LACHANCE	10/11/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$133,100	39.15	\$330,543	\$30,604	\$309,396	\$302,969	1.021	2,102	\$147.19	416	0.5937	1S	\$28,179		RES 6 RURAL ACREAGE & LOTS
009-490-053-00	7058 W MISSAUKEE	12/16/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$46,200	36.09	\$144,278	\$41,667	\$86,333	\$85,509	1.010	832	\$103.77	404	1.7517	1S	\$40,613		LAKE MISSAUKEE BACK LOTS SUBS
009-490-066-00	1905 S MAYFLOWER	06/28/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,400	35.53	\$194,680	\$42,299	\$127,701	\$126,984	1.006	1,438	\$88.80	404	2.1507	1S	\$40,209		LAKE MISSAUKEE BACK LOTS SUBS
009-590-029-00	1550 S CHIPPEWA	02/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,200	35.47	\$174,807	\$22,163	\$127,837	\$127,203	1.005	1,075	\$118.92	412	2.2170	1S	\$21,213		4087 SAPPHIRE LAKE
009-020-007-21	10635 W KELLY	07/19/22	\$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$88,300	33.96	\$284,178	\$25,693	\$234,307	\$234,986	0.997	1,404	\$166.89	416	3.0043	1S	\$24,000	009-020-007-22	RES 6 RURAL ACREAGE & LOTS
009-016-007-00	9131 W JENNINGS	12/16/21	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$80,900	34.80	\$234,149	\$30,434	\$202,066	\$205,773	0.982	1,544	\$130.87	416	4.5166	1.25S	\$23,875		RES 6 RURAL ACREAGE & LOTS
009-510-001-00	8434 CAMPFIRE	03/18/22	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$54,700	30.39	\$178,222	\$30,935	\$149,065	\$151,842	0.982	960	\$155.28	415	4.5442	1S	\$22,418	009-510-002-00	510 NORTH COUNTY SUB
009-017-002-48	10360 W ROSTED	01/05/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,100	40.46	\$241,821	\$26,782	\$213,218	\$217,211	0.982	1,344	\$158.64	4091	4.5535	1S	\$23,916		RES 6 RURAL ACREAGE & LOTS
009-011-015-00	7062 W JENNINGS	04/05/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,700	31.94	\$168,219	\$14,072	\$150,928	\$155,704	0.969	960	\$157.22	416	5.7826	1S	\$12,000		RES 6 RURAL ACREAGE & LOTS
009-590-041-00	1620 CHIPPEWA	10/28/22	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$176,000	\$66,900	38.01	\$185,530	\$33,228	\$142,772	\$149,316	0.956	1,531	\$93.25	412	7.0976	1S	\$19,500	009-590-042-00, 009-590-043-00	4087 SAPPHIRE LAKE
009-576-020-00	4910 RIVER WOODS	02/25/22	\$410,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$410,000	\$168,600	41.12	\$415,729	\$44,750	\$365,250	\$382,453	0.955	2,512	\$145.40	414	7.2131	1.5S	\$40,000	009-576-021-00	RES 8 RURAL SUBS
009-031-005-00	5167 S SEELEY	01/24/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$112,600	38.17	\$308,161	\$98,195	\$196,805	\$212,087	0.928	2,442	\$80.59	416	9.9207	1S	\$61,935		RES 6 RURAL ACREAGE & LOTS
009-430-056-00	6111 W CHARLES	08/22/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$63,100	44.75	\$150,737	\$8,909	\$132,091	\$143,261	0.922	1,056	\$125.09	430	10.5119	1S	\$8,409		430 LAKE ESTATES
009-018-001-35	2255 S SEELEY	03/31/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$161,600	37.58	\$459,997	\$30,190	\$399,810	\$434,149	0.921	3,243	\$123.28	4091	10.6246	1.75S	\$29,220		RES 6 RURAL ACREAGE & LOTS
009-250-026-00	9530 W LOTAN	12/02/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,600	39.58	\$101,085	\$14,266	\$80,734	\$87,696	0.921	988	\$81.71	409	10.6539	1S	\$10,985		RES 8 RURAL SUBS
009-376-006-00	10207 W ELM	09/09/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$11,100	22.20	\$35,017	\$5,093	\$44,907	\$49,873	0.900	480	\$93.56	424	12.6731	1S	\$3,600		JENNINGS
009-017-002-36	10646 W ROSTED	05/04/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,800	39.53	\$280,702	\$25,691	\$229,309	\$257,587	0.890	1,536	\$149.29	4091	13.6932	1S	\$24,691		RES 6 RURAL ACREAGE & LOTS
009-240-018-00	5212 S RIVERVIEW	06/15/22	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$92,400	57.93	\$175,856	\$14,409	\$145,091	\$163,078	0.890	1,412	\$102.76	414	13.7448	2S	\$14,409		RES 8 RURAL SUBS
009-034-006-90	8481 W WATERGATE	03/22/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,100	41.74	\$385,269	\$39,490	\$310,510	\$349,272	0.889	2,532	\$122.63	416	13.8131	1.5S	\$34,382		RES 6 RURAL ACREAGE & LOTS
009-600-165-00	8778 W SAPPHIRE	10/04/21	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$62,200	41.47	\$169,675	\$25,309	\$124,691	\$141,535	0.881	1,352	\$92.23	412	14.6163	1S	\$19,847	009-010-019-97	4087 SAPPHIRE LAKE
009-019-014-00	3801 S SEELEY	10/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,000	45.77	\$292,434	\$33,275	\$226,725	\$261,777	0.866	1,280	\$177.13	4091	16.1051	1S	\$30,600		RES 6 RURAL ACREAGE & LOTS
009-025-010-00	6980 W BLUE	02/11/22	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$90,000	41.86	\$266,840	\$24,900	\$190,100	\$219,945	0.864	1,590	\$119.56	416	16.2847	1S	\$24,900	009-025-009-90	RES 6 RURAL ACREAGE & LOTS
009-017-001-36	2004 S LACHANCE	12/09/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,200	51.40	\$303,722	\$25,166	\$239,834	\$281,370	0.852	1,998	\$120.04	416	17.4771	1.5S	\$22,311		RES 6 RURAL ACREAGE & LOTS
009-017-002-64	10800 W ROSTED	09/12/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$135,600	45.20	\$338,625	\$80,737	\$219,263	\$260,493	0.842	1,964	\$111.64	4091	18.5428	1.5S	\$79,320	009-017-002-68	RES 6 RURAL ACREAGE & LOTS
009-450-010-00	6990 S B	08/25/21	\$150,000	WD	09-FAMILY	\$150,000	\$45,500	30.33	\$178,781	\$84,179	\$65,821	\$78,835	0.835	580	\$113.48	404	19.2231	1S	\$76,304		LAKE MISSAUKEE BACK LOTS SUBS
009-026-011-00	7670 W BLUE	06/10/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$128,300	57.02	\$268,661	\$98,884	\$126,116	\$154,343	0.817	2,013	\$62.65	416	21.0035	1S	\$74,698	009-026-018-70	RES 6 RURAL ACREAGE & LOTS
009-575-014-00	4931 RIVER WOODS	04/23/21	\$180,610	WD	03-ARM'S LENGTH	\$180,610	\$66,500	36.82	\$212,085	\$12,345	\$168,265	\$210,253	0.800	1,512	\$111.29	414	22.6853	BOCA/STATE	\$11,095		RES 8 RURAL SUBS
009-026-017-40	7670 W BLUE	11/04/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$96,100	46.88	\$253,961	\$34,793	\$170,207	\$221,382	0.769	1,680	\$101.31	416	25.8313	1S	\$25,327		RES 6 RURAL ACREAGE & LOTS
009-016-022-75	9765 W JENNINGS	04/27/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,800	48.31	\$164,879	\$24,673	\$105,327	\$141,622	0.744	1,152	\$91.43	416	28.3434	1S	\$24,673		RES 6 RURAL ACREAGE & LOTS
009-600-188-00	8530 W SAPPHIRE	04/22/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$36,500	56.15	\$103,101	\$8,246	\$56,754	\$79,046	0.718	1,065	\$53.29	412	30.9163	1S	\$8,246		4087 SAPPHIRE LAKE
009-450-003-00	1845 S GREEN	05/14/21	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$53,000	32.82	\$231,209	\$66,649	\$94,851	\$137,133	0.692	1,200	\$79.04	404	33.5482	1S	\$64,274		LAKE MISSAUKEE BACK LOTS SUBS
009-027-001-36	4028 S DICKERSON	11/05/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,300	40.59	\$245,239	\$14,849	\$205,151	\$329,129	0.623	2,264	\$90.61	416	40.3836	1S	\$12,000		RES 6 RURAL ACREAGE & LOTS
009-009-002-00	1181 S LACHANCE	01/04/22	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$102,900	38.11	\$322,665	\$216,177	\$53,823	\$96,807	0.556	1,280	\$42.05	416	47.1171	1S	\$215,227	009-	

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-017-012-68	10080 W KELLY	04/16/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$48,100	31.54	\$158,355	\$15,112	\$137,388	\$204,633	0.671	1,512	\$90.87	416	6.4855	HUD	\$14,162		RES 6 RURAL ACREAGE & LOTS
009-034-003-20	5018 S DICKERSON	09/15/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$67,100	35.88	\$182,987	\$21,747	\$165,253	\$230,343	0.717	1,304	\$126.73	416	1.8821	HUD	\$12,000		RES 6 RURAL ACREAGE & LOTS
009-031-011-00	11450 W WATERGATE	02/18/22	\$135,000	MLC	09-FAMILY	\$135,000	\$66,100	48.96	\$177,401	\$12,310	\$122,690	\$166,368	0.737	2,890	\$42.45	416	0.1219	HUD	\$11,370		RES 6 RURAL ACREAGE & LOTS
009-340-034-00	10281 W ROSTED	02/25/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$46,900	28.42	\$149,204	\$22,245	\$142,755	\$181,370	0.787	1,736	\$82.23	4091	5.0850	HUD	\$22,245		RES 6 RURAL ACREAGE & LOTS
009-008-010-00	10371 W ROUND LAKE	05/23/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$62,900	83.87	\$84,816	\$26,390	\$48,610	\$58,368	0.833	1,680	\$28.93	416	9.6582	HUD	\$25,440		RES 6 RURAL ACREAGE & LOTS
009-021-018-00	9692 W CLAM RIVER	09/27/22	\$277,900	WD	03-ARM'S LENGTH	\$277,900	\$104,900	37.75	\$236,455	\$99,021	\$178,879	\$196,334	0.911	1,328	\$134.70	416	17.4851	HUD	\$92,604		RES 6 RURAL ACREAGE & LOTS
009-029-012-00	4774 S LACHANCE	10/19/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,000	49.57	\$115,124	\$20,759	\$94,241	\$134,807	0.699	1,107	\$85.13	416	3.7163	HUD	\$15,731		RES 6 RURAL ACREAGE & LOTS
009-004-004-68	9799 W CROOKED LAKE PARK	10/31/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$42,100	24.48	\$129,077	\$15,145	\$156,855	\$189,887	0.826	1,352	\$116.02	424	8.9803	HUD	\$10,000		RES 6 RURAL ACREAGE & LOTS
009-340-040-00	10423 W ROSTED	01/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,000	39.44	\$172,416	\$20,837	\$159,163	\$216,541	0.735	1,584	\$100.48	4091	0.1219	HUD	\$13,227		RES 6 RURAL ACREAGE & LOTS
009-021-001-80	9099 W KELLY	02/06/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,500	52.22	\$50,279	\$34,759	\$10,241	\$15,660	0.654	1,760	\$5.82	416	8.2287	HUD	\$32,940		RES 6 RURAL ACREAGE & LOTS
009-430-004-00	6111 W JAMES	03/13/23	\$90,000	QC	21-NOT USED/OTHER	\$90,000	\$38,600	42.89	\$92,605	\$20,201	\$69,799	\$103,434	0.675	1,352	\$51.63	430	6.1428	HUD	\$17,846	009-430-005-00	430 LAKE ESTATES
Totals:			\$1,594,400			\$1,594,400	\$628,200		\$1,548,719		\$1,285,874	\$1,697,745			\$78.64		2.2378				
								Sale. Ratio =>	39.40				E.C.F. =>	0.757		Std. Deviation=>	0.080661				
								Std. Dev. =>	16.16				Median E.C.F. =	0.735		Ave. Variance=>	6.1734	Coefficient of Var=>	8.40		

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-017-008-02	10190 W ROSTED	04/26/23	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$13,500	54.00	\$32,500	\$13,714	\$11,286	\$18,786	0.601	910	\$12.40	4091	13.5476	HUD: Mobile	\$13,714		RES 6 RURAL ACREAGE & LOTS
009-019-015-80	3688 S SEELEY	11/23/22	\$33,235	LC	03-ARM'S LENGTH	\$33,235	\$11,800	35.50	\$32,260	\$21,612	\$11,623	\$16,631	0.699	320	\$36.32	416	3.7383	HUD: Mobile	\$12,000		RES 6 RURAL ACREAGE & LOTS
009-021-013-50	3151 S LACHANCE	12/10/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,400	39.25	\$86,386	\$20,125	\$59,875	\$66,195	0.905	924	\$64.80	416	16.8284	HUD: Mobile	\$14,250		RES 6 RURAL ACREAGE & LOTS
Totals:			\$138,235			\$138,235	\$56,700		\$151,146		\$82,784	\$101,612			\$37.84		11.5845				
								Sale. Ratio =>	41.02				E.C.F. =>	0.815		Std. Deviation=>	0.155022				
								Std. Dev. =>	9.78				Median E.C.F. =	0.699		Ave. Variance=>	11.3714	Coefficient of Var=>	16.27		

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-450-003-00	1845 S GREEN	05/14/21	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$53,000	32.82	\$231,209	\$66,649	\$94,851	\$137,133	0.692	1,200	\$79.04	404	33.5482	1S	\$64,274		LAKE MISSAUKEE BACK LOTS SUBS
009-450-010-00	6990 S B	08/25/21	\$150,000	WD	09-FAMILY	\$150,000	\$45,500	30.33	\$178,781	\$84,179	\$65,821	\$78,835	0.835	580	\$113.48	404	19.2231	1S	\$76,304		LAKE MISSAUKEE BACK LOTS SUBS
009-490-066-00	1905 S MAYFLOWER	06/28/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,400	35.53	\$194,680	\$42,299	\$127,701	\$126,984	1.006	1,438	\$88.80	404	2.1507	1S	\$40,209		LAKE MISSAUKEE BACK LOTS SUBS
009-490-053-00	7058 W MISSAUKEE	12/16/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$46,200	36.09	\$144,278	\$41,667	\$86,333	\$85,509	1.010	832	\$103.77	404	1.7517	1S	\$40,613		LAKE MISSAUKEE BACK LOTS SUBS
009-480-004-00	1841 S DIVISION	03/16/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$87,000	39.01	\$228,381	\$45,333	\$177,667	\$152,540	1.165	1,544	\$115.07	404	13.7572	1.5S	\$43,091		LAKE MISSAUKEE BACK LOTS SUBS
009-470-055-00	7314 W MISSAUKEE	06/10/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,300	34.12	\$227,135	\$76,652	\$173,348	\$125,403	1.382	960	\$180.57	404	35.5181	1S	\$73,926		LAKE MISSAUKEE BACK LOTS SUBS
009-470-041-00	1825 S SWEETBRIAR	09/23/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$78,700	26.23	\$249,859	\$75,417	\$224,583	\$145,368	1.545	1,344	\$167.10	404	51.7772	1.5S	\$71,495		LAKE MISSAUKEE BACK LOTS SUBS
009-490-050-00	7049 W MISSAUKEE	12/21/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,300	36.20	\$115,108	\$53,869	\$96,131	\$59,455	1.617	520	\$184.87	404	58.9709	1S	\$52,195	009-011-022-00	LAKE MISSAUKEE BACK LOTS SUBS
009-600-188-00	8530 W SAPPHIRE	04/22/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$36,500	56.15	\$103,101	\$8,246	\$56,754	\$79,046	0.718	1,065	\$53.29	412	30.9163	1S	\$8,246		4087 SAPPHIRE LAKE
009-600-165-00	8778 W SAPPHIRE	10/04/21	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$62,200	41.47	\$169,675	\$25,309	\$124,691	\$141,535	0.881	1,352	\$92.23	412	14.6163	1S	\$19,847	009-010-019-97	4087 SAPPHIRE LAKE
009-590-041-00	1620 CHIPPEWA	10/28/22	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$176,000	\$66,900	38.01	\$185,530	\$33,228	\$142,772	\$149,316	0.956	1,531	\$93.25	412	7.0976	1S	\$19,500	009-590-042-00, 009-590-043-00	4087 SAPPHIRE LAKE
009-590-029-00	1550 S CHIPPEWA	02/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,200	35.47	\$174,807	\$22,163	\$127,837	\$127,203	1.005	1,075	\$118.92	412	2.2170	1S	\$21,213		4087 SAPPHIRE LAKE
009-600-190-00	8510 W SAPPHIRE	10/28/22	\$175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$37,000	21.14	\$114,271	\$35,289	\$139,711	\$65,818	2.123	720	\$194.04	412	109.5524	1S	\$31,989	009-010-018-88	4087 SAPPHIRE LAKE
Totals:						\$2,248,500	\$766,200		\$2,316,815		\$1,638,200	\$1,474,146			\$121.88		10.5642				
								Sale. Ratio =>	34.08			E.C.F. =>	1.111	Std. Deviation=>		0.41248					
								Std. Dev. =>	8.21			Median E.C.F. =	1.006	Ave. Variance=>		29.3151	Coefficient of Var=>	29.1505821			

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
009-600-188-00	8530 W SAPPHIRE	04/22/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$36,500	56.15	\$103,101	\$8,246	\$56,754	\$79,046	0.718	1,065	\$53.29	412	30.9163	1S	\$8,246		4087 SAPPHIRE LAKE	401	60
009-590-029-00	1550 S CHIPPEWA	02/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,200	35.47	\$174,807	\$22,163	\$127,837	\$127,203	1.005	1,075	\$118.92	412	2.2170	1S	\$21,213		4087 SAPPHIRE LAKE	401	70
009-600-165-00	8778 W SAPPHIRE	10/04/21	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$62,200	41.47	\$169,675	\$25,309	\$124,691	\$141,535	0.881	1,352	\$92.23	412	14.6163	1S	\$19,847	009-010-019-97	4087 SAPPHIRE LAKE	401	70
009-600-190-00	8510 W SAPPHIRE	10/28/22	\$175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$37,000	21.14	\$114,271	\$35,289	\$139,711	\$65,818	2.123	720	\$194.04	412	109.5524	1S	\$31,989	009-010-018-88	4087 SAPPHIRE LAKE	401	65
009-590-041-00	1620 CHIPPEWA	10/28/22	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$176,000	\$66,900	38.01	\$185,530	\$33,228	\$142,772	\$149,316	0.956	1,531	\$93.25	412	7.0976	1S	\$19,500	009-590-042-00, 009-590-043-00	4087 SAPPHIRE LAKE	401	80
Totals:			\$716,000			\$716,000	\$255,800		\$747,384		\$591,765	\$562,918			\$110.35		9.5069						
							Sale. Ratio =>	35.73				E.C.F. =>	1.051			Std. Deviation=>	0.561871						
							Std. Dev. =>	12.56				Median E.C.F. =	0.956			Ave. Variance=>	32.8799	Coefficient of Var=>	34.38693556				

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-376-006-00	10207 W ELM	09/09/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$11,100	22.20	\$35,017	\$5,093	\$44,907	\$49,873	0.900	480	\$93.56	424	0.1470	1S	\$3,600		JENNINGS
009-392-002-00	292 S BALDWIN	07/16/21	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$22,400	37.40	\$69,310	\$3,600	\$56,300	\$109,517	0.514	1,440	\$39.10	424	38.4874	1S	\$3,600		JENNINGS
009-401-001-00	96 S BALDWIN	11/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$28,500	28.50	\$64,868	\$6,856	\$93,144	\$96,687	0.963	1,122	\$83.02	424	6.4408	1S	\$3,600		JENNINGS
009-380-001-00	606 S CRAPO	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,500	28.85	\$88,838	\$5,817	\$124,183	\$138,368	0.897	1,272	\$97.63	424	0.1470	1S	\$3,600		JENNINGS
009-004-004-68	9799 W CROOKED LAKE PARK	10/31/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$42,100	24.48	\$129,077	\$15,145	\$156,855	\$189,887	0.826	1,352	\$116.02	424	7.2906	HUD	\$10,000		RES 6 RURAL ACREAGE & LOTS
009-381-007-00	581 S CRAPO	05/15/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$11,100	14.80	\$25,512	\$3,600	\$71,400	\$36,520	1.955	1,092	\$65.38	424	105.6142	HUD: Mobile	\$3,600		JENNINGS
Totals:			\$586,900			\$586,900	\$152,700		\$412,622		\$546,789	\$620,852			\$82.45		1.8243				
							Sale. Ratio =>	26.02				E.C.F. =>	0.881		Std. Deviation=>	0.489861					
							Std. Dev. =>	7.57				Median E.C.F. =	0.899		Ave. Variance=>	26.3545	Coefficient of Var=>	29.31693619			

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
009-376-006-00	10207 W ELM	09/09/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$11,100	22.20	\$35,017	\$5,093	\$44,907	\$49,873	0.900	480	\$93.56	424	0.1470	1S	\$3,600		JENNINGS
009-392-002-00	292 S BALDWIN	07/16/21	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$22,400	37.40	\$69,310	\$3,600	\$56,300	\$109,517	0.514	1,440	\$39.10	424	38.4874	1S	\$3,600		JENNINGS
009-004-004-68	9799 W CROOKED LAKE PARK	10/31/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$42,100	24.48	\$129,077	\$15,145	\$156,855	\$189,887	0.826	1,352	\$116.02	424	7.2906	HUD	\$10,000		RES 6 RURAL ACREAGE & LOTS
Totals:			\$281,900			\$281,900	\$75,600		\$233,404		\$258,062	\$349,277			\$82.89		8.7198				
							Sale. Ratio =>	26.82				E.C.F. =>	0.739		Std. Deviation=>	0.204987					
							Std. Dev. =>	8.20				Median E.C.F. =	0.826		Ave. Variance=>	15.3083	Coefficient of Var=>	18.53			

Group A

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	Property Class
009-013-001-00	2020 S MOREY	04/20/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$102,500	16.27	\$621,077	\$51,020	\$578,980	\$453,346	1.277	7,810	\$74.13	201A	0.0000	STORE DISC	\$43,543		COM & RES M55/66 TYPES	201
009-013-005-00	2160 S MOREY	05/01/20	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$58,700	16.77	\$352,396	\$76,230	\$273,770	\$224,525	1.219	7,344	\$37.28	201A	5.7797	WAREHOUSES	\$76,230		COM & RES M55/66 TYPES	201
009-013-006-00	2170 S MOREY	01/10/20	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$45,500	30.33	\$333,106	\$78,731	\$71,269	\$206,809	0.345	3,508	\$20.32	201A	93.2512	OFFICE BUILDINGS	\$76,230		COM & RES M55/66 TYPES	201
009-016-020-00	2353 S LACHANCE	08/02/18	\$5,409,722	CD	10-FORECLOSURE	\$5,409,722	\$1,537,400	28.42	\$4,442,634	\$77,245	\$5,332,477	\$3,549,097	1.502	40,832	\$130.60	201A	22.5363	MULT RES ELD ASST LIV	\$56,775		RES 6 RURAL ACREAGE & LOTS	201
009-025-015-00	6170 W BLUE	11/27/23	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$84,200	30.07	\$167,750	\$68,436	\$211,564	\$116,840	1.811	8,456	\$25.02	201A	53.3590	GAR SERVICE	\$43,416		COM & RES M55/66 TYPES	201
Totals:						\$6,819,722	\$1,828,300		\$5,916,963		\$6,468,060	\$4,550,617			\$57.47		14.42					
						Sale. Ratio =>		26.81			E.C.F. =>		1.421	Std. Deviation=>		0.55						
						Std. Dev. =>		7.21			Median E.C.F. :		1.277	Ave. Variance=>		34.9853	Coefficient of Var=>				27.39	

Group B

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	Property Class
009-033-006-90	9475 W WATERGATE	04/27/23	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$247,600	55.02	\$449,210	\$22,800	\$427,200	\$501,659	0.852	4,000	\$106.80	201B	11.5752	OFFICE BUILDINGS	\$20,250		COM & RES M55/66 TYPES	201
009-690-011-00	1970 S MOREY	02/07/23	\$250,000	WD	21-NOT USED/OTHER	\$250,000	\$121,200	48.48	\$360,861	\$82,060	\$167,940	\$270,840	0.620	13,080	\$12.84	201B	11.5752	STORE WHS SHOW	\$74,126	009-690-005-00, 009-012-018-25, 009-012-018-95	COM & RES M55/66 TYPES	201
Totals:						\$700,000	\$368,800		\$810,071		\$595,140	\$772,499			\$59.82		3.46					
						Sale. Ratio =>		52.69			E.C.F. =>		0.770	Std. Deviation=>		0.46						
						Std. Dev. =>		4.63			Median E.C.F. :		0.736	Ave. Variance=>		11.5752	Coefficient of Var=>				15.73	

Group C

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	Property Class
009-008-009-40	1900 S LACHANCE	01/04/23	\$325,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$325,000	\$475,400	146.28	\$405,014	\$71,942	\$253,058	\$475,817	0.532	10,270	\$24.64	201C	20.3984	HEALTH CLUB	\$58,509		RES 6 RURAL ACREAGE & LOTS	201
009-012-013-50	1760 S MOREY	01/14/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$81,400	48.45	\$206,087	\$50,701	\$117,299	\$221,980	0.528	2,750	\$42.65	201C	20.7401	CAR WASH	\$48,613		COM & RES M55/66 TYPES	201
Totals:						\$493,000	\$556,800		\$611,101		\$370,357	\$697,797			\$33.65		0.06					
						Sale. Ratio =>		112.94			E.C.F. =>		0.531	Std. Deviation=>		0.13						
						Std. Dev. =>		69.17			Median E.C.F. :		0.530	Ave. Variance=>		20.5693	Coefficient of Var=>				38.80	

Agricultural Special Use type:

Special Use & Agricultural Building ECF

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	Property Class
009-033-006-90	9475 W WATERGATE	04/27/23	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$247,600	55.02	\$449,210	\$22,800	\$427,200	\$501,659	0.852	4,000	\$106.80	201B	27.5620	OFFICE BUILDINGS	\$20,250		COM & RES M55/66 TYPES	201
009-025-015-00	6170 W BLUE	11/27/23	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$84,200	30.07	\$167,750	\$68,436	\$211,564	\$116,840	1.811	8,456	\$25.02	201A	53.3590	GAR SERVICE	\$43,416		COM & RES M55/66 TYPES	201
009-690-011-00	1970 S MOREY	02/07/23	\$250,000	WD	21-NOT USED/OTHER	\$250,000	\$121,200	48.48	\$360,861	\$82,060	\$167,940	\$270,840	0.620	13,080	\$12.84	201B	4.4116	STORE WHS SHOW	\$74,126	009-690-005-00, 009-012-018-25, 009-012-018-95	COM & RES M55/66 TYPES	201
009-008-009-40	1900 S LACHANCE	01/04/23	\$325,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$325,000	\$475,400	146.28	\$405,014	\$71,942	\$253,058	\$475,817	0.532	10,270	\$24.64	201C	4.4116	HEALTH CLUB	\$58,509		RES 6 RURAL ACREAGE & LOTS	201
009-013-027-50	2345 S GREEN	04/01/21	\$450,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$450,000	\$245,000	54.44	\$607,421	\$152,459	\$297,541	\$646,786	0.460	31,153	\$9.55	201C	11.5925	WHS STG	\$46,277	009-013-027-00	COM & RES M55/66 TYPES	201
009-012-013-50	1760 S MOREY	01/14/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$81,400	48.45	\$206,087	\$50,701	\$117,299	\$221,980	0.528	2,750	\$42.65	201C	4.7533	CAR WASH	\$48,613		COM & RES M55/66 TYPES	201
Totals:						\$1,923,000	\$1,254,800		\$2,196,343		\$1,474,602	\$2,233,922			\$25.62		8.41					
						Sale. Ratio =>		65.25			E.C.F. =>		0.660	Std. Deviation=>		0.48						
						Std. Dev. =>		41.41			Median E.C.F. :		0.576	Ave. Variance=>		6.9191	Coefficient of Var=>				12.01	