

Lake Township Missaukee
2025 ECF workpaper

Rural Tables 4010, 4012, 4017

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale
009-340-032-00	10944 W KELLY	10/25/24	\$344,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$344,900	\$122,000	35.37	\$24,992	\$319,908	\$252,731	1.266	1,512	\$211.58	4010	11.0398	1S	009-340-031-00
009-140-001-00	5115 S DICKERSON	09/20/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,300	35.47	\$14,076	\$155,924	\$127,347	1.224	1,248	\$124.94	4010	6.8994	BOCA/STATE	
009-340-008-00	10416 W KELLY	07/31/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,900	43.60	\$21,866	\$253,134	\$222,256	1.139	1,452	\$174.33	4010	1.6478	1S	
009-430-009-00	6209 JAMES	07/18/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$141,500	44.92	\$30,927	\$284,073	\$255,345	1.113	1,352	\$210.11	4010	4.2902	BOCA/STATE	
009-600-179-00	W SAPPHIRE	06/27/24	\$283,163	WD	19-MULTI PARCEL ARM'S LENGTH	\$283,163	\$115,500	40.79	\$118,913	\$164,250	\$96,796	1.697	744	\$220.77	4010	54.1464	GRG	009-600-137-00
009-575-014-00	4931 RIVER WOODS	05/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,900	37.11	\$7,738	\$272,262	\$207,253	1.314	1,512	\$180.07	4010	15.8265	BOCA/STATE	
009-140-010-00	7709 W BLUE	03/11/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,300	46.38	\$15,044	\$224,956	\$196,371	1.146	1,320	\$170.42	4010	0.9840	1S	
009-576-019-00	4880 RIVER WOODS	02/29/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$138,400	31.45	\$14,043	\$425,957	\$295,442	1.442	1,566	\$272.00	4010	28.6356	1S	
009-510-040-00	8383 W BLUE	11/10/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$69,100	32.90	\$9,703	\$200,297	\$177,789	1.127	1,040	\$192.59	4010	2.8807	BOCA/STATE	
009-576-028-00	4857 RIVER WOODS	10/05/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$156,000	40.52	\$12,654	\$372,346	\$323,343	1.152	1,948	\$191.14	4010	0.3854	1S	
009-575-004-00	4856 S DICKERSON	09/15/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,400	37.67	\$8,780	\$231,220	\$184,840	1.251	1,344	\$172.04	4010	9.5513	1S	
009-260-062-00	6870 W REDMAN	08/04/23	\$75,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,500	\$32,000	42.38	\$56,856	\$18,644	\$31,223	0.597	0	\$0.00	4010	55.8277	GRG	009-260-063-00
009-575-014-00	4931 RIVER WOODS	07/18/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$89,600	30.17	\$7,738	\$289,262	\$207,253	1.396	1,512	\$191.31	4010	24.0291	BOCA/STATE	
009-430-013-00	1796 S BARBARA	07/13/23	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$113,000	35.31	\$93,035	\$226,965	\$175,918	1.290	1,240	\$183.04	4010	13.4768	1S	009-430-014-00, 009-012-00
009-510-010-00	5148 S NORTH COUNTRY	06/06/23	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$68,400	27.58	\$11,114	\$236,886	\$152,136	1.557	1,168	\$202.81	4010	40.1657	1S	
009-590-029-00	1550 S CHIPPEWA	05/11/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$67,700	37.40	\$29,234	\$151,766	\$125,399	1.210	1,075	\$141.18	4010	5.4858	1S	
009-250-026-00	9530 W LOTAN	05/08/23	\$108,000	WD	09-FAMILY	\$108,000	\$45,800	42.41	\$16,798	\$91,202	\$86,453	1.055	988	\$92.31	4010	10.0471	1S	
009-250-028-00	9509 W LOTAN	05/05/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,600	31.88	\$23,924	\$141,076	\$115,118	1.225	924	\$152.68	4010	7.0082	1S	
009-600-188-00	8530 W SAPPHIRE	04/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$39,700	22.69	\$10,995	\$164,005	\$103,895	1.579	1,065	\$154.00	4010	42.3152	1S	
009-430-055-00	6133 CHARLES DR	04/18/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$82,000	58.57	\$10,068	\$129,932	\$147,972	0.878	1,092	\$118.99	4010	27.7320	1S	
009-660-014-00	2195 S SARA	03/24/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,000	36.67	\$10,647	\$169,353	\$145,213	1.166	1,008	\$168.01	4010	1.0834	1S	
009-590-041-00	1620 CHIPPEWA	10/28/22	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$176,000	\$59,100	33.58	\$23,745	\$152,255	\$147,201	1.034	1,531	\$99.45	4010	12.1072	1S	009-590-042-00, 009-590-043-00
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	\$24,658	\$150,342	\$72,703	2.068	720	\$208.81	4010	91.2494	1S	009-010-018-88
009-510-048-00	8333 W WHISPERING PINE CIR N	10/07/22	\$267,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$267,500	\$89,400	33.42	\$20,663	\$246,837	\$193,642	1.275	1,248	\$197.79	4010	11.9303	1S	009-510-049-00
009-430-056-00	6111 W CHARLES	08/22/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$63,100	44.75	\$8,068	\$132,932	\$137,302	0.968	1,056	\$125.88	4010	18.7233	1S	
009-240-018-00	5212 S RIVERVIEW	06/15/22	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$92,400	57.93	\$13,836	\$145,664	\$160,753	0.906	1,412	\$103.16	4010	24.9269	2S	
009-576-016-00	4798 RIVER WOODS	06/06/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$131,100	36.43	\$14,213	\$345,687	\$299,853	1.153	1,445	\$239.23	4010	0.2550	1S	
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	\$10,511	\$221,489	\$190,780	1.161	1,330	\$166.53	4010	0.5559	1S	
009-660-022-00	2021 S SARA	04/29/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,700	38.96	\$11,726	\$113,274	\$107,408	1.055	1,300	\$87.13	4010	10.0794	1S	
009-660-015-00	2173 S SARA	04/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,000	30.00	\$10,144	\$159,856	\$147,057	1.087	1,008	\$158.59	4010	6.8374	1S	
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	\$48,470	\$166,530	\$159,233	1.046	1,436	\$115.97	4010	10.9579	1S	009-250-064-00
009-020-003-80	W KELLY	10/17/24	\$64,000	WD	09-FAMILY	\$64,000	\$31,900	49.84	\$35,620	\$28,380	\$39,304	0.722	0	\$0.00	4012	43.3349	GRG	
009-033-001-80	5154 S BLODGETT	10/08/24	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$119,400	30.62	\$53,048	\$336,852	\$253,403	1.329	1,512	\$222.79	4012	17.3909	1S	
009-017-007-00	10955 W ROSTED	09/20/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$145,300	44.03	\$55,925	\$274,075	\$260,079	1.054	1,400	\$195.77	4012	10.1592	BOCA/STATE	
009-022-019-00	8230 W LOTAN	09/13/24	\$31,000	QC	13-GOVERNMENT	\$31,000	\$48,000	154.84	\$13,503	\$17,497	\$32,226	0.543	844	\$20.73	4012	61.2461	1+S	
009-340-046-00	10559 W ROSTED	08/15/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,400	42.10	\$17,443	\$192,557	\$173,656	1.109	1,456	\$132.25	4012	4.6567	BOCA/STATE	
009-024-002-25	6401 W KELLY	08/09/24	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$114,800	33.47	\$49,725	\$293,275	\$208,835	1.404	1,776	\$165.13	4012	24.8933	1S	
009-013-022-00	2081 S GREEN	06/28/24	\$197,450	WD	03-ARM'S LENGTH	\$197,450	\$52,600	26.64	\$12,574	\$184,876	\$110,486	1.673	1,040	\$177.77	4012	51.7890	1S	
009-027-001-85	8434 W WORKMAN	06/20/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,000	40.80	\$76,929	\$48,071	\$27,849	1.726	0	\$0.00	4012	57.0743	GRG	
009-017-012-10	10091 W ROSTED	06/10/24	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$18,600	62.21	\$12,738	\$17,162	\$14,083	1.219	0	\$0.00	4012	6.3260	GRG	
009-012-017-00	6252 W JENNINGS	04/24/24	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$33,800	35.58	\$71,559	\$23,441	\$14,202	1.651	0	\$0.00	4012	49.5166	GRG	009-690-018-00, 009-690-019-00
009-033-009-55	5721 S LACHANCE	03/28/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$158,900	40.74	\$49,390	\$340,610	\$298,654	1.140	2,102	\$162.04	4012	1.4922	1S	
009-025-003-01	4478 S MOREY	03/27/24	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$0	0.00	\$26,350	\$184,650	\$163,728	1.128	1,726	\$106.98	4012	2.7620	2S	009-025-003-50
009-013-048-00	2740 S MOREY	02/29/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,700	40.33	\$26,089	\$183,911	\$161,628	1.138	1,465	\$125.54	4012	1.7539	1.25S	
009-009-026-00	9332 W JENNINGS	01/05/24	\$145,000	WD	08-ESTATE	\$145,000	\$58,600	40.41	\$14,502	\$130,498	\$117,294	1.113	1,008	\$129.46	4012	4.2834	1S	
009-009-023-00	9400 W JENNINGS	12/06/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,900	35.08	\$16,592	\$168,408	\$135,932	1.239	1,176	\$143.20	4012	8.3506	1.5S	
009-024-002-25	6401 W KELLY	11/17/23	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$127,000	51.94	\$49,725	\$194,775	\$208,835	0.933	1,776	\$109.67	4012	22.2731	1S	
009-024-016-60	S MOREY RD A/K/A M 66	08/29/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$37,200	67.64	\$45,758	\$9,242	\$38,743	0.239	0	\$0.00	4012	91.6858	GRG	
009-012-003-00	6780 W JENNINGS	08/18/23	\$255,000	WD	09-FAMILY	\$255,000	\$99,800	39.14	\$42,535	\$212,465	\$181,210	1.172	2,016	\$105.39	4012	1.7070	BI	
009-026-018-90	4661 S DICKERSON	07/27/23	\$228,000	WD	06-COURT JUDGEMENT	\$228,000	\$92,400	40.53	\$18,393	\$209,607	\$184,511	1.136	1,616	\$129.71	4012	1.9395	1S	
009-027-001-06	8373 W LOTAN	07/13/23	\$360,000	WD	09-FAMILY	\$360,000	\$129,800	36.06	\$61,450	\$298,550	\$286,196	1.043	1,696	\$176.03	4012	11.2239	1S	
009-024-016-90	6240 W LOTAN	06/23/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$59,500	27.67	\$42,977									

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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	\$99,225	\$200,775	\$256,762	0.782	1,964	\$102.23	4012	37.3456	1.5S	009-017-002-68	
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	\$52,913	\$207,087	\$231,608	0.894	1,404	\$147.50	4012	26.1279	1S	009-020-007-22	
009-016-020-90	2335 S LACHANCE	06/17/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,800	35.89	\$15,687	\$159,313	\$135,570	1.175	1,597	\$99.76	4012	1.9724	1.5S		
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	\$122,054	\$102,946	\$152,163	0.677	2,013	\$51.14	4012	47.8854	1S	009-026-018-70	
009-401-001-00	96 S BALDWIN	11/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$28,500	28.50	\$9,223	\$90,777	\$95,319	0.952	1,122	\$80.91	4017	20.3056	1S		
009-380-001-00	606 S CRAPO	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,500	28.85	\$8,185	\$121,815	\$136,409	0.893	1,272	\$95.77	4017	26.2393	1S		
009-376-006-00	10207 W ELM	09/09/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$11,100	22.20	\$7,472	\$42,528	\$49,162	0.865	480	\$88.60	4017	29.0352	1S		
Totals:			\$15,512,313			\$15,512,313	\$5,829,200			\$13,060,043	\$11,315,832			\$138.35		5.5406			
								Sale. Ratio =>	37.58			E.C.F. =>	1.1	Std. Deviation=>	0.29901138				
								Std. Dev. =>	17.20			Ave. E.C.F. =>	1.155	Ave. Variance=>	20.8475	Coefficient of Var=>	18.04345638		

Rural HUD & Mobile

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	
009-004-004-68	9799 W CROOKED LAKE PARK	10/24/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$42,100	24.48	\$29,727	\$142,273	\$202,366	0.703	1,352	\$105.23	4017	21.7902	HUD		
009-008-010-00	10371 W ROUND LAKE	05/23/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$62,900	83.87	\$43,350	\$31,650	\$86,580	0.366	1,680	\$18.84	4012	55.5391	HUD		
009-010-031-00	8789 W PETERSON POINT	05/31/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$34,600	34.60	\$33,695	\$66,305	\$64,353	1.030	840	\$78.93	4012	10.9385	HUD		
009-012-015-00	1800 S MOREY	05/11/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$10,500	20.19	\$14,219	\$37,781	\$19,378	1.950	720	\$52.47	4012	102.8787	HUD		
009-015-009-00	8801 W JENNINGS	02/15/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,300	57.20	\$10,382	\$14,618	\$21,486	0.680	798	\$18.32	4012	24.0607	HUD		
009-015-024-00	8126 W KELLY	10/10/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,400	32.32	\$33,945	\$91,055	\$63,696	1.430	1,354	\$67.25	4012	50.8570	HUD		
009-017-008-02	10190 W ROSTED	04/26/23	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$13,500	54.00	\$13,714	\$11,286	\$16,894	0.668	910	\$12.40	4012	25.2891	HUD		
009-019-015-80	3688 S SEELEY	11/23/22	\$33,235	LC	03-ARM'S LENGTH	\$33,235	\$11,800	35.50	\$8,309	\$24,926	\$21,221	1.175	320	\$77.89	4012	25.3629	HUD		
009-021-018-00	9692 W CLAM RIVER	09/27/22	\$277,900	WD	03-ARM'S LENGTH	\$277,900	\$104,900	37.75	\$99,001	\$178,899	\$193,528	0.924	1,328	\$134.71	4012	0.3463	HUD		
009-024-002-50	6323 W KELLY	11/21/23	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$50,600	40.32	\$56,666	\$68,834	\$68,408	1.006	1,216	\$56.61	4012	8.5286	HUD		
009-027-001-37	8075 W LOTAN	03/11/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$87,900	48.86	\$21,577	\$158,323	\$205,421	0.771	1,512	\$104.71	4012	15.0225	HUD		
009-028-003-60	4231 S LACHANCE	07/19/22	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$29,300	26.64	\$53,044	\$56,956	\$47,505	1.199	896	\$63.57	4012	27.7999	HUD		
009-029-012-00	4774 S LACHANCE	10/19/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,000	49.57	\$20,687	\$94,313	\$132,899	0.710	1,107	\$85.20	4012	21.1288	HUD		
009-035-019-75	5663 S DICKERSON	04/05/24	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$60,500	36.67	\$27,825	\$137,175	\$122,371	1.121	1,456	\$94.21	4012	20.0025	HUD	009-035-019-94	
009-190-007-00	211 S CAROLYN	09/06/23	\$115,231	LC	21-NOT USED/OTHER	\$115,231	\$89,100	77.32	\$35,882	\$79,349	\$138,803	0.572	2,058	\$38.56	4010	34.9280	HUD		
009-260-064-00	6844 W REDMAN	06/09/22	\$199,000	MLC	03-ARM'S LENGTH	\$199,000	\$54,900	27.59	\$32,463	\$166,537	\$174,790	0.953	1,976	\$84.28	4010	3.1835	HUD		
009-340-040-00	10423 W ROSTED	01/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,000	39.44	\$20,765	\$159,235	\$200,115	0.796	1,584	\$100.53	4012	12.5231	HUD		
009-430-004-00	6111 W JAMES	03/13/23	\$90,000	QC	21-NOT USED/OTHER	\$90,000	\$38,600	42.89	\$18,917	\$71,083	\$135,452	0.525	1,378	\$51.58	4010	39.6164	HUD	009-430-005-00	
Totals:			\$2,164,766			\$2,164,766	\$873,900			\$1,590,598	\$1,915,265			\$69.18		12.0949			
								Sale. Ratio =>	40.37			E.C.F. =>	0.800	Std. Deviation=>	0.37247604				
								Std. Dev. =>	17.05			Ave. E.C.F. =>	0.921	Ave. Variance=>	27.7664	Coefficient of Var=>	30.14981366		

Lake Township Missaukee
2025 ECF workpaper

Jennings 4017

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	ratio	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale		
009-401-001-00	96 S BALDWIN	11/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$28,500	28.50	0.36	\$8,223	\$91,777	\$95,319	0.963	1,122	\$81.80	4017	6.2492	1S			
009-380-001-00	606 S CRAPO	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,500	28.85	0.38	\$7,185	\$122,815	\$136,409	0.900	1,272	\$96.55	4017	0.0000	1S			
009-376-006-00	10207 W ELM	09/09/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$11,100	22.20	0.39	\$6,472	\$43,528	\$49,163	0.885	480	\$90.68	4017	1.4957	1S			
Totals:			\$280,000			\$280,000	\$77,100				\$258,120	\$280,891			\$89.68		1.8589				
								Sale. Ratio =>	27.54				E.C.F. =>	0.92	Std. Deviation=>		0.04108415				
								Std. Dev. =>	3.74				Median E.C.F. =	0.90	Ave. Variance=>		2.5817	Coefficient of Var=>	2.86740556		

Lake Township Missaukee
2025 ECF workpaper

Lake Areas Back Lots 4013, 4014, 4015: site built

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	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	
009-470-120-00	1985 S PAVILION	10/21/24	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$51,000	38.64	\$35,538	\$96,462	\$61,580	1.566	720	\$133.98	4013	31.2356	1S	\$34,901	009-011-020-00	
009-160-089-00	1615 PARK	09/06/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$57,900	22.27	\$93,688	\$166,312	\$75,765	2.195	880	\$188.99	4015	146.6779	1S	\$89,752		
009-480-005-00	1850 S PAVILION	08/09/24	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$71,900	30.61	\$46,705	\$188,195	\$99,277	1.896	780	\$241.28	4013	64.1563	1S	\$44,179		
009-160-086-00	BUENA VISTA	07/03/24	\$110,000	WD	19-MULTI PARCEL A	\$110,000	\$74,400	67.64	\$49,224	\$60,776	\$74,742	0.813	700	\$86.82	4015	2.3271		\$46,996	009-160-096-00	
009-160-096-00	6431 W BUENA VISTA	07/03/24	\$110,000	WD	19-MULTI PARCEL A	\$110,000	\$74,400	67.64	\$49,224	\$60,776	\$74,742	0.813	700	\$86.82	4015	2.5842	1S	\$46,996	009-160-086-00	
009-300-050-00	311 S OAK	12/22/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,900	48.17	\$10,994	\$49,006	\$49,612	0.988	792	\$61.88	4014	98.7779	1S	\$10,411		
009-160-079-00	6471 W CIRCLE	06/29/23	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$52,800	25.69	\$26,854	\$178,646	\$152,702	1.170	1,712	\$104.35	4015	116.9903	1S	\$22,714		
009-290-050-00	7710 W WHITE BIRCH	06/13/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,900	43.92	\$88,404	\$36,596	\$63,842	0.573	700	\$52.28	4013	68.0869	1S	\$86,932		
009-480-004-00	1841 S DIVISION	03/16/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$87,000	39.01	\$49,718	\$173,282	\$150,354	1.152	1,544	\$112.23	4013	10.1600	1.5S	\$47,495		
009-160-106-00	6401 W LAKEVIEW	01/05/23	\$502,780	WD	03-ARM'S LENGTH	\$502,780	\$155,900	31.01	\$198,583	\$304,197	\$285,596	1.065	1,925	\$158.02	4015	106.5130	1.5S	\$196,083		
009-490-050-00	7049 W MISSUAKEE	12/21/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,300	36.20	\$70,929	\$79,071	\$63,088	1.253	520	\$152.06	4013	0.0744	1S	\$70,626	009-011-022-00	
009-470-041-00	1825 S SWEETBRIAR	09/23/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$78,700	26.23	\$101,468	\$198,532	\$143,299	1.385	1,344	\$147.72	4013	13.1342	1.5S	\$97,589		
009-160-067-00	1665 S OAKWOOD	07/28/22	\$235,000	WD	19-MULTI PARCEL A	\$235,000	\$68,200	29.02	\$45,626	\$189,374	\$136,968	1.383	1,002	\$189.00	4015	138.2618	1.5S	\$44,676	009-160-068-00	
009-160-107-00	6370 W BUENA VISTA	06/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$49,100	28.06	\$35,964	\$139,036	\$98,942	1.405	1,275	\$109.05	4015	140.5234	1S	\$35,072		
009-470-055-00	7314 W MISSAUKEE	06/10/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,300	34.12	\$83,440	\$166,560	\$123,621	1.347	960	\$173.50	4013	9.3252	1S	\$80,726		
009-460-042-00	6799 W LAKEVIEW	05/18/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,200	32.20	\$31,821	\$68,179	\$64,351	1.059	624	\$109.26	4015	105.9490	1+S	\$28,812		
Totals:			\$3,173,180			\$3,173,180	\$1,076,900			\$2,155,000	\$1,718,480			\$131.70		0.0079				
								Sale. Ratio =>	33.94				E.C.F. =>	1.3	Std. Deviation=>		0.40615046			
								Std. Dev. =>	13.58				Ave. E.C.F. =>	1.254	Ave. Variance=>		65.9236	Coefficient of Var=>		52.56667752

Lake Areas Back Lots 4013, 4014, 4015: BOCA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	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	
009-490-094-00	7211 W MISSAUKEE	10/16/24	\$299,000	WD	19-MULTI PARCEL A	\$299,000	\$97,300	32.54	\$110,140	\$188,860	\$179,668	1.051	1,612	\$117.16	4013	0.0000	BOCA/STATE	\$119,125	009-490-093-00	
Totals:			\$299,000			\$299,000	\$97,300			\$188,860	\$179,668			\$117.16		0.0000				
								Sale. Ratio =>	32.54				E.C.F. =>	1.1	Std. Deviation=>		#DIV/0!			
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.051	Ave. Variance=>		0.0000	Coefficient of Var=>		0

Lake Areas Back Lots 4013, 4014, 4015: HUD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	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	
009-290-048-00	7740 W WHITE BIRCH	06/01/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$83,000	29.86	\$113,848	\$164,152	\$173,800	0.944	1,152	\$142.49	4013	30.9606	HUD	\$112,407		
009-530-011-00	8021 W RIDGEVIEW	02/27/24	\$197,400	WD	03-ARM'S LENGTH	\$197,400	\$96,900	49.09	\$76,698	\$120,702	\$165,723	0.728	1,430	\$84.41	4013	52.5759	HUD	\$74,198	009-010-024-95	
Totals:			\$475,400			\$475,400	\$179,900			\$284,854	\$339,523			\$113.45		0.2571				
								Sale. Ratio =>	37.84				E.C.F. =>	0.839	Std. Deviation=>		0.1528426			
								Std. Dev. =>	13.60				Ave. E.C.F. =>	0.836	Ave. Variance=>		41.7682	Coefficient of Var=>		49.93741835

Lake Township Missaukee
2025 ECF workpaper

Lake Missaukee North and South

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
009-260-038-00	6829 W REDMAN	03/11/24	\$473,500	WD	03-ARM'S LENGTH	\$473,500	\$119,500	25.24	\$230,193	\$243,307	\$123,308	1.973	1,080	\$225.28	4082	23.9454	1.5S	
009-570-018-00	7509 W WHITE BIRCH	01/10/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$171,500	28.82	\$231,704	\$363,296	\$171,633	2.117	1,105	\$328.77	4082	38.2996	1.25S	
009-680-027-00	7239 W WHITE BIRCH	10/24/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$145,600	36.40	\$227,704	\$172,296	\$129,124	1.334	1,400	\$123.07	4082	39.9363	1S	
009-620-022-00	7610 W FOREST	10/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$204,200	37.13	\$254,083	\$295,917	\$188,723	1.568	1,729	\$171.15	4081	16.5711	1.25S	
009-550-001-00	6110 W LAKEVIEW	08/25/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$193,500	40.31	\$263,759	\$216,241	\$180,607	1.197	1,140	\$189.69	4081	53.6407	1S	
009-260-042-00	6789 W REDMAN	08/04/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$129,000	28.05	\$211,409	\$248,491	\$167,309	1.485	1,728	\$143.80	4082	24.8484	1.25S	
009-260-045-00	6770 W REDMAN	08/04/23	\$504,900	WD	03-ARM'S LENGTH	\$504,900	\$167,800	33.23	\$264,464	\$240,436	\$141,790	1.696	1,188	\$202.39	4082	3.7988	1.5S	
009-680-019-00	7319 W WHITE BIRCH	08/03/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$124,500	24.41	\$196,640	\$313,360	\$118,129	2.653	945	\$331.60	4082	91.8990	1S	
009-290-035-00	352 S CAROLYN	07/28/23	\$400,000	WD	19-MULTI PARCEL ARM'S I	\$400,000	\$162,700	40.68	\$297,627	\$102,373	\$137,204	0.746	960	\$106.64	4082	98.7571	LOG	
009-490-033-00	7070 W LAKE	07/26/23	\$790,000	WD	19-MULTI PARCEL ARM'S I	\$790,000	\$243,400	30.81	\$376,215	\$413,785	\$215,915	1.916	1,954	\$211.76	4081	18.2718	1.5S	
009-260-015-00	157 S MARK	07/10/23	\$899,900	WD	19-MULTI PARCEL ARM'S I	\$899,900	\$326,100	36.24	\$464,268	\$435,632	\$292,999	1.487	2,609	\$166.97	4082	24.6903	1.75S	
009-680-004-00	7469 W WHITE BIRCH	06/29/23	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$179,200	33.88	\$227,061	\$301,939	\$162,943	1.853	1,470	\$205.40	4082	11.9328	1.25S	
009-670-014-11	1510 S MOREY	06/20/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,800	49.26	\$22,449	\$72,551	\$40,096	1.809	363	\$199.87	4083B	7.5720	1S	
009-290-030-00	292 S CAROLYN	06/07/23	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$213,800	35.69	\$224,344	\$374,656	\$251,200	1.491	1,512	\$247.79	4082	24.2243	1.5S	
009-680-011-00	7399 W WHITE BIRCH	03/31/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$189,300	31.55	\$252,627	\$347,373	\$179,932	1.931	1,964	\$176.87	4082	19.6872	1.75S	
009-500-006-00	101 ROBB	02/10/23	\$629,900	WD	19-MULTI PARCEL ARM'S I	\$629,900	\$192,700	30.59	\$242,303	\$387,597	\$289,849	1.337	3,024	\$128.17	4082	39.6469	LOG	
009-160-012-00	6130 W LAKEVIEW	10/21/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$108,400	24.09	\$257,425	\$192,575	\$80,553	2.391	892	\$215.89	4081	65.6956	1S	
009-260-021-00	117 S MARK	08/26/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$188,600	34.29	\$227,159	\$322,841	\$227,480	1.419	1,668	\$193.55	4082	31.4501	1.5S	
009-520-001-00	6507 W NORTHSHORE	08/22/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$106,800	25.43	\$226,581	\$193,419	\$79,607	2.430	864	\$223.86	4082	69.5966	1S	
009-460-004-00	6620 W LAKEVIEW	07/22/22	\$650,000	WD	19-MULTI PARCEL ARM'S I	\$650,000	\$204,800	31.51	\$271,396	\$378,604	\$205,724	1.840	1,512	\$250.40	4081	10.6641	1.5S	
Totals:			\$10,586,100			\$10,586,100	\$3,418,200			\$5,616,689	\$3,384,125			\$202.15		13.3707		
								Sale. Ratio =>	32.29			E.C.F. =>	1.600	Std. Deviation=>		0.45635419		
								Std. Dev. =>	6.30			Ave. E.C.F. =>	1.734	Ave. Variance=>		35.7564	Coefficient of Var=>	20.62423935

Lake Township Missaukee
2025 ECF workpaper

Crooked Lake 4085

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	
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	\$222,765	\$403,235	\$296,654	1.359	1,912	\$210.90	4085	1.8171	1S	009-004-004-70	
009-270-011-00	310 S OAK	02/16/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$197,300	45.36	\$131,320	\$303,680	\$208,930	1.454	2,241	\$135.51	4085	7.6053	1.5S		
009-280-024-00	9359 W OAK	04/20/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$182,900	46.90	\$142,532	\$247,468	\$187,537	1.320	1,064	\$232.58	4085	5.7882	1S		
Totals:			\$1,451,000			\$1,451,000	\$655,000			\$954,383	\$693,121			\$193.00		0.0513			
								Sale. Ratio =>	45.14				E.C.F. =>	1.4	Std. Deviation=>		0.06879142		
								Std. Dev. =>	1.50				Ave. E.C.F. =>	1.377	Ave. Variance=>		5.0702	Coefficient of Var=>	3.680857258

Lake Township Missaukee
2025 ECF workpaper

Round Lake 4086

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	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	
009-007-004-80	11665 W ROUND LAKE	07/18/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$173,800	50.38	\$103,076	\$241,924	\$163,482	1.480	1,168	\$207.13	4086	0.0000	1S	\$96,466		
Totals:			\$345,000			\$345,000	\$173,800			\$241,924	\$163,482			\$207.13		0.0000				
							Sale. Ratio =>	50.38				E.C.F. =>	1.480	Std. Deviation=>		#DIV/0!				
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.480	Ave. Variance=>		0.0000	Coefficient of Var=>	0		

Lake Township Missaukee
2025 ECF workpaper

Commercial Group A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	
009-013-002-00	6121 W JENNINGS	09/06/24	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$152,800	31.83	\$31,786	\$448,214	\$250,851	1.787	10,916	\$41.06	201B	40.6705	WHS MINI		\$29,141	009-013-003-00	
009-025-015-00	6170 W BLUE	11/27/23	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$84,200	30.07	\$86,647	\$193,353	\$116,009	1.667	8,456	\$22.87	201A	28.6646	GAR SERVICE		\$61,770		
009-013-001-00	2020 S MOREY	04/20/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$102,500	16.27	\$50,958	\$579,042	\$450,203	1.286	7,810	\$74.14	201A	9.3887	STORE DISC		\$31,102		
009-033-006-60	9343 W WATERGATE	09/03/21	\$840,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$840,000	\$305,200	36.33	\$413,129	\$426,871	\$604,848	0.706	11,558	\$36.93	201B	70.5749	APARTMENTS		\$41,541	009-033-006-70	
009-013-005-00	2160 S MOREY	05/01/20	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$58,700	16.77	\$54,450	\$295,550	\$222,943	1.326	7,344	\$40.24	201A	5.4391	WAREHOUSES		\$54,450		
009-016-020-00	2353 S LACHANCE	08/02/18	\$5,409,722	CD	10-FORECLOSURE	\$5,409,722	\$1,537,400	28.42	\$90,493	\$5,319,229	\$3,524,278	1.509	40,832	\$130.27	201A	12.9244	MULT RES ELD ASST LIV		\$70,023		
Totals:						\$7,989,722	\$2,240,800			\$7,262,259	\$5,169,133			\$57.59		2.4862					
						Sale. Ratio =>	28.05			E.C.F. =>	1.40			Std. Deviation=>	0.38229718						
						Std. Dev. =>	8.26			Ave. E.C.F. =>	1.380			Ave. Variance=>	27.9437	Coefficient of Var=>	20				

Commercial Group B

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	
009-013-002-00	6121 W JENNINGS	09/06/24	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$152,800	31.83	\$31,786	\$448,214	\$250,851	1.787	10,916	\$41.06	201B	61.9700	WHS MINI		\$29,141	009-013-003-00	
009-025-015-00	6170 W BLUE	11/27/23	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$84,200	30.07	\$86,647	\$193,353	\$116,009	1.667	8,456	\$22.87	201A	49.9641	GAR SERVICE		\$61,770		
009-013-001-00	2020 S MOREY	04/20/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$102,500	16.27	\$50,958	\$579,042	\$450,203	1.286	7,810	\$74.14	201A	11.9108	STORE DISC		\$31,102		
009-033-006-60	9343 W WATERGATE	09/03/21	\$840,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$840,000	\$305,200	36.33	\$413,129	\$426,871	\$604,848	0.706	11,558	\$36.93	201B	#VALUE!	APARTMENTS		\$41,541	009-033-006-70	
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	\$186,685	\$263,315	\$675,265	0.390	31,153	\$8.45	201C	139.6828	WHS STG		\$99,165	009-013-027-00	
Totals:						\$2,680,000	\$889,700			\$1,910,795	\$2,097,177			\$36.69		25.5943					
						Sale. Ratio =>	33.20			E.C.F. =>	0.9			Std. Deviation=>	0.6051036						
						Std. Dev. =>	13.76			Ave. E.C.F. =>	1.167			Ave. Variance=>	#VALUE!	Coefficient of Var=>	#VALUE!				

Commercial Group C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	
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	\$186,685	\$263,315	\$675,265	0.390	31,153	\$8.45	201C	31.0057	WHS STG		\$99,165	009-013-027-00	
009-013-002-00	6121 W JENNINGS	09/06/24	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$152,800	31.83	\$31,786	\$448,214	\$250,851	1.787	10,916	\$41.06	201B	101.3377	WHS MINI		\$29,141	009-013-003-00	
009-690-011-00	1970 S MOREY	02/07/23	\$250,000	WD	21-NOT USED/OTHER	\$250,000	\$121,200	48.48	\$60,849	\$189,151	\$269,033	0.703	13,080	\$14.46	201C	46.3993	STORE WHS SHOW		\$52,947	009-690-005-00, 009-012-018	
009-012-005-30	6330 W JENNINGS	10/01/20	\$73,800	WD	03-ARM'S LENGTH	\$73,800	\$51,200	69.38	\$15,871	\$57,929	\$143,228	0.404	2,432	\$23.82	201C	40.4452	APARTMENTS		\$13,708		
009-012-013-50	1760 S MOREY	01/14/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$81,400	48.45	\$71,369	\$96,631	\$220,465	0.438	2,750	\$35.14	201C	72.8765	CAR WASH		\$69,281		
Totals:						\$1,421,800	\$651,600			\$1,055,240	\$1,558,843			\$24.59		4.4510					
						Sale. Ratio =>	45.83			E.C.F. =>	0.70			Std. Deviation=>	0.5964778						
						Std. Dev. =>	13.50			Ave. E.C.F. =>	0.745			Ave. Variance=>	58.4129	Coefficient of Var=>	78				

Agricultural & Special Use

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	
009-013-002-00	6121 W JENNINGS	09/06/24	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$152,800	31.83	\$31,786	\$448,214	\$250,851	1.787	10,916	\$41.06	201B	101.3377	WHS MINI		\$29,141	009-013-003-00	
009-690-011-00	1970 S MOREY	02/07/23	\$250,000	WD	21-NOT USED/OTHER	\$250,000	\$121,200	48.48	\$25,979	\$224,021	\$269,033	0.833	13,080	\$17.13	201B	5.9296	STORE WHS SHOW		\$52,947	009-690-005-00, 009-012-018	
009-012-013-50	1760 S MOREY	01/14/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$81,400	48.45	\$71,369	\$96,631	\$220,465	0.438	2,750	\$35.14	201C	33.5089	CAR WASH		\$69,281		
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	\$176,685	\$273,315	\$675,265	0.405	31,153	\$8.77	201C	40.4752	WHS STG		\$99,165	009-013-027-00	
009-012-005-30	6330 W JENNINGS	10/01/20	\$73,800	WD	03-ARM'S LENGTH	\$73,800	\$51,200	69.38	\$15,871	\$57,929	\$143,228	0.404	2,432	\$23.82	201C	40.4452	APARTMENTS		\$13,708		
Totals:						\$1,421,800	\$651,600			\$1,100,110	\$1,558,843			\$25.18		7.3394					
						Sale. Ratio =>	45.83			E.C.F. =>	0.700			Std. Deviation=>	0.59471598						
						Std. Dev. =>	13.50			Ave. E.C.F. =>	0.773			Ave. Variance=>	44.3393	Coefficient of Var=>	57				

Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	
009-013-002-00	6121 W JENNINGS	09/06/24	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$152,800	31.83	\$31,786	\$448,214	\$250,851	1.787	10,916	\$41.06	201A	77.6674	WHS MINI		\$29,141	009-013-003-00	
009-025-015-00	6170 W BLUE	11/27/23	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$84,200	30.07	\$86,647	\$193,353	\$116,009	1.667	8,456	\$22.87	201A	65.6614	GAR SERVICE		\$61,770		
009-690-011-00	1970 S MOREY	02/07/23	\$250,000	WD	21-NOT USED/OTHER	\$250,000	\$121,200	48.48	\$60,849	\$189,151	\$269,033	0.703	13,080	\$14.46	201B	30.7020	STORE WHS SHOW		\$52,947	009-690-005-00, 009-012-018	
009-013-001-00	2020 S MOREY	04/20/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$102,500	16.27	\$50,958	\$579,042	\$450,203	1.286	7,810	\$74.14	201A	27.6081	STORE DISC		\$31,102		
009-013-003-00	6121 W JENNINGS	07/01/21	\$213,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$213,000	\$85,100	39.95	\$31,786	\$181,214	\$250,851	0.722	10,916	\$16.60	201A	28.7701	WHS MINI		\$29,141	009-013-002-00	
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	\$186,685	\$263,315	\$675,265	0.390	31,153	\$8.45	201C	62.0154	WHS STG		\$99,165	009-013-027-00	
009-013-005-00	2160 S MOREY	05/01/20	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$58,700	16.77	\$54,450	\$295,550	\$222,943	1.326	7,344	\$40.24	201A	31.5578	WAREHOUSES		\$54,450		
009-032-015-00	10640 W CADILLAC	09/30/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$140,800	88.00	\$66,853	\$93,147	\$465,675	0.200	15,750	\$5.91	301	81.0072	IND LIGHT		\$49,850		
Totals:						\$2,813,000	\$990,300			\$2,242,986	\$2,700,831			\$27.97		17.9617					
						Sale. Ratio =>	35.20			E.C.F. =>	0.830			Std. Deviation=>	0.58894766						
						Std. Dev. =>	23.45			Ave. E.C.F. =>	1.010			Ave. Variance=>	50.6237	Coefficient of Var=>	50.1176223				