

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	Land Table
11-007-037-00	3122 SHORE	08/10/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$191,400	34.49	\$561,279	\$255,273	\$299,727	\$287,330	1.043	2,199	\$136.30	LK07	104.3147	REMOD/COTTAGE	\$255,273	LAKEFRONT - SEC 7
11-002-004-20	1266 PORT AUSTIN	11/01/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$178,300	33.02	\$509,061	\$323,637	\$216,363	\$181,432	1.193	1,023	\$211.50	LK02	119.2526	COTTAGE	\$319,926	LAKEFRONT - SEC 2
11-008-049-00	2784 BAY	05/02/24	\$791,000	WD	03-ARM'S LENGTH	\$791,000	\$327,900	41.45	\$813,035	\$352,052	\$438,948	\$464,701	0.945	3,752	\$116.99	LK08	94.4582	COLONIAL	\$348,000	LAKEFRONT - SEC 8
											\$955,038	\$933,463	1.023	S. 2 OLP						
11-007-034-00	3128 SHORE	07/19/23	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$198,700	35.55	\$572,557	\$249,974	\$309,026	\$302,895	1.020	1,595	\$193.75	LK07	102.0242	CAPE	\$249,974	LAKEFRONT - SEC 7
11-007-037-00	3122 SHORE	08/10/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$191,400	34.49	\$561,279	\$255,273	\$299,727	\$287,330	1.043	2,199	\$136.30	LK07	104.3147	REMOD/COTTAGE	\$255,273	LAKEFRONT - SEC 7
11-007-196-00	3320 PORT AUSTIN	12/07/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$192,800	32.96	\$565,191	\$261,815	\$323,185	\$284,860	1.135	1,107	\$291.95	LK07	113.4539	RANCH	\$261,815	LAKEFRONT - SEC 7
11-008-049-00	2784 BAY	05/02/24	\$791,000	WD	03-ARM'S LENGTH	\$791,000	\$327,900	41.45	\$813,035	\$352,052	\$438,948	\$464,701	0.945	3,752	\$116.99	LK08	94.4582	COLONIAL	\$348,000	LAKEFRONT - SEC 8
											\$1,370,886	\$1,339,785	1.023	S. 7 OLP & Sec 7 & 8 Co-ops						
11-008-049-00	2784 BAY	05/02/24	\$791,000	WD	03-ARM'S LENGTH	\$791,000	\$327,900	41.45	\$813,035	\$352,052	\$438,948	\$464,701	0.945	3,752	\$116.99	LK08	94.4582	COLONIAL	\$348,000	LAKEFRONT - SEC 8
11-007-037-00	3122 SHORE	08/10/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$191,400	34.49	\$561,279	\$255,273	\$299,727	\$287,330	1.043	2,199	\$136.30	LK07	104.3147	REMOD/COTTAGE	\$255,273	LAKEFRONT - SEC 7
											\$738,675	\$752,030	0.982	S. 8 OLP						
11-008-087-00	2790 SANDHILL	05/15/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$105,900	27.87	\$329,603	\$78,440	\$301,560	\$305,180	0.988	1,744	\$172.91	008HD	98.8139	COLONIAL	\$68,166	R-SECTION 8 HURON DUNES OFF WATER
11-007-052-00	3082 PORT AUSTIN	07/28/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,300	42.47	\$192,354	\$44,483	\$170,517	\$165,589	1.030	1,290	\$132.18	007SS	102.9760	COTTAGE	\$40,504	R-SECTION 7 SUNSET SHORES AREA
11-007-113-00	3114 PORT AUSTIN	08/15/25	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$135,500	44.43	\$278,868	\$25,382	\$279,618	\$308,002	0.908	2,366	\$118.18	007SS	90.7843	CAPE	\$23,964	R-SECTION 7 SUNSET SHORES AREA
11-008-063-62	2633 PORT AUSTIN	11/07/23	\$363,500	WD	03-ARM'S LENGTH	\$363,500	\$149,800	41.21	\$389,576	\$64,000	\$299,500	\$400,956	0.747	1,680	\$178.27	008NL	74.6965	CHALET	\$64,000	S-WOODED RESIDENTIAL
11-016-116-00	2211 EDGEWOOD	12/02/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$85,600	31.13	\$257,873	\$27,266	\$247,734	\$283,999	0.872	1,428	\$173.48	016NL	87.2307	RANCH	\$27,266	S-WOODED RESIDENTIAL
											\$1,298,929	\$1,463,726	0.887	HD off Water						
																				S 7 Sunset Shores
11-002-008-01	PORT AUSTIN	11/03/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,500	33.51	\$230,019	\$42,000	\$243,000	\$185,061	1.313	1,300	\$186.92	SAND	131.3078	RANCH	\$37,000	R-SECTION 2 SAND CASTLE CONDO
11-002-004-20	1266 PORT AUSTIN	11/01/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$178,300	33.02	\$509,061	\$323,637	\$216,363	\$181,432	1.193	1,023	\$211.50	LK02	119.2526	COTTAGE	\$319,926	LAKEFRONT - SEC 2
11-007-014-50	3136 SHORE	05/15/25	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$191,200	35.08	\$461,561	\$253,525	\$291,475	\$195,339	1.492	1,256	\$232.07	LK07	149.2150	COTTAGE	\$253,525	LAKEFRONT - SEC 7
11-007-034-00	3128 SHORE	07/19/23	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$198,700	35.55	\$572,557	\$249,974	\$309,026	\$302,895	1.020	1,595	\$193.75	LK07	102.0242	CAPE	\$249,974	LAKEFRONT - SEC 7
11-007-196-00	3320 PORT AUSTIN	12/07/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$192,800	32.96	\$565,191	\$261,815	\$323,185	\$284,860	1.135	1,107	\$291.95	LK07	113.4539	RANCH	\$261,815	LAKEFRONT - SEC 7
											\$1,383,049	\$1,149,588	1.203	SandCastle Condo						
11-002-092-00	1487 PORT AUSTIN	05/26/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$65,000	30.95	\$140,990	\$23,528	\$186,472	\$155,579	1.199	1,226	\$152.10	002NL	#REF!	REMOD/COTTAGE	\$21,220	R-SECTION 2 NON-LAKE
11-007-124-00	3101 PORT AUSTIN	05/02/25	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$23,100	29.81	\$53,722	\$20,504	\$56,996	\$43,997	1.295	480	\$118.74	007NL	#REF!	COTTAGE	\$20,000	R-SECTION 7 M-25 SOUTH SIDE
11-008-113-00	2771 PORT AUSTIN	02/28/25	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$101,000	42.08	\$250,821	\$47,303	\$192,697	\$269,560	0.715	1,288	\$149.61	008CO	#REF!	RANCH	\$45,000	R-SECTION 7&8 M-25 SOUTH SIDE
11-008-063-62	2633 PORT AUSTIN	11/07/23	\$363,500	WD	03-ARM'S LENGTH	\$363,500	\$149,800	41.21	\$366,722	\$64,000	\$299,500	\$400,956	0.747	1,680	\$178.27	008NL	#REF!	CHALET	\$64,000	S-WOODED RESIDENTIAL
11-016-116-00	2211 EDGEWOOD	12/02/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$85,600	31.13	\$241,685	\$27,266	\$247,734	\$283,999	0.872	1,428	\$173.48	016NL	#REF!	RANCH	\$27,266	S-WOODED RESIDENTIAL
11-016-117-00	6895 CUT	10/27/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$135,400	46.29	\$316,159	\$33,840	\$258,660	\$373,932	0.692	1,784	\$144.99	016NL	#REF!	CONTEMPORAR	\$33,258	S-WOODED RESIDENTIAL
11-010-015-00	7050 KENNEDY	08/30/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$108,000	38.59	\$272,496	\$235,372	\$44,528	\$52,140	0.854	1,222	\$36.44	401MB	#REF!	COTTAGE	\$234,420	S-WOODED RESIDENTIAL
11-017-038-80	2915 WEAVER	04/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$141,100	40.90	\$315,606	\$60,848	\$284,152	\$357,806	0.794	1,344	\$211.42	401MB	#REF!	CHALET	\$38,000	S-WOODED RESIDENTIAL
											\$1,570,739	\$1,937,970	0.811	Non Lake - Secs 2,7,8, Seasons Condo, Sec 16						
11-010-015-00	7050 KENNEDY	08/30/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$108,000	38.59	\$272,496	\$235,372	\$44,528	\$52,140	0.854	1,222	\$36.44	401MB	#REF!	COTTAGE	\$234,420	S-WOODED RESIDENTIAL
11-017-038-80	2915 WEAVER	04/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$141,100	40.90	\$315,606	\$60,848	\$284,152	\$357,806	0.794	1,344	\$211.42	401MB	7.0584	CHALET	\$38,000	S-WOODED RESIDENTIAL
											\$328,680	\$409,947	0.802	M&B & Sec 18 Non River Lots						
11-017-004-51	2985 SAND	08/23/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$0	0.00	\$395,125	\$45,000	\$360,000	\$462,517	0.778	1,960	\$183.67	401PR	77.8351	CAPE	\$45,000	R-RES PINNEBOG RIVER PROPERTIES
11-017-014-00	3125 SAND	11/15/24	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$82,400	25.79	\$257,523	\$65,000	\$254,500	\$254,324	1.001	1,918	\$132.69	401PR	100.0693	A-FRAME	\$65,000	R-RES PINNEBOG RIVER PROPERTIES
11-017-028-64	2727 SAND	04/27/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$104,400	40.94	\$258,292	\$33,900	\$221,100	\$296,423	0.746	1,848	\$119.64	401PR	74.5894	CHALET	\$33,900	R-RES PINNEBOG RIVER PROPERTIES
11-018-044-90	3245 SAND	12/08/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$71,900	38.04	\$187,697	\$33,760	\$155,240	\$203,351	0.763	1,088	\$142.68	401PR	96.4036	RANCH	\$33,760	S-WOODED RESIDENTIAL
											\$990,840	\$1,216,614	0.814	River						
11-007-241-00	3209 PORT AUSTIN	09/06/24	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$22,500	40.18	\$55,220	\$30,314	\$25,686	\$27,309	0.941	576	\$44.59	007NL	#REF!	MOBILE	\$30,314	R-SECTION 7 M-25 SOUTH SIDE
11-018-047-00	6669 WELCH	04/25/25	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$32,600	26.50	\$66,481	\$26,088	\$96,912	\$56,101	1.727	924	\$104.88	401MB	92.5681	MOBILE	\$26,088	S-WOODED RESIDENTIAL
11-008-037-20	2969 PORT AUSTIN	03/28/23	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$22,300	32.79	\$67,991	\$30,683	\$37,317	\$43,154	0.865	720	\$51.83	008NL	#REF!	MOBILE	\$30,683	R-SECTION 7&8 M-25 SOUTH SIDE
											\$159,915	\$126,565	1.264	Mobile		Non Lake Props				
11-018-047-00	6669 WELCH	04/25/25	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$32,600	26.50	\$66,481	\$26,088	\$96,912	\$56,101	1.727	924	\$104.88	401MB	172.7444	MOBILE	\$26,088	S-WOODED RESIDENTIAL
11-008-037-20	2969 PORT AUSTIN	03/28/23	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$22,300	32.79	\$67,991	\$30,683	\$37,317	\$43,154	0.865	720	\$51.83	008NL	#REF!	MOBILE	\$30,683	R-SECTION 7&8 M-25 SOUTH SIDE



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04-002-003-00	7/14/2022	\$60,000	Equipment Storage	eds - Equip. 4 w	\$60,000	\$23,905	2.510													
13-016-339-50	12/21/2022	\$235,000	Mini Storage	Varehouses-Mi	\$235,000	\$311,878	0.753													
31-015-027-00	10/16/2024	\$52,000	Service/Repair	ages-Serv/Flt R	\$52,000	\$83,246	0.625													
51-823-001-00	5/11/2022	\$260,000	Office/Equip Sh	Office/Lt Utility	\$260,000	\$296,042	0.878													
52-538-006-50	4/28/2022	\$84,000	Downtown	Whse/trades	\$84,000	\$112,989	0.743													
39-008-514-50	3/19/2024	\$6,000	Storage	Sheds	\$6,000	\$6,982	0.859													
52-811-008-78	7/12/2023	\$130,000	Mini Storage	Varehouses-Mi	\$130,000	\$151,167	0.860													
36-003-004-00	5/2/2024	\$349,300	Fringe/Main	Whse/trades	\$349,300	\$551,213	0.634													
36-003-007-10	11/1/2023	\$50,000	Mini Storage	Varehouses-Mi	\$50,000	\$57,456	0.870													
<b>TRADES/WAREHOUSE</b>					<b>\$1,310,300</b>	<b>\$1,707,867</b>	<b>0.767</b>													
Residual House																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	& Bldgs	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	r. by Mean	Building Style			
28-003-001-00	7589 BERNE	10/21/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,500	46.60	\$256,971	\$46,964	\$218,036	\$318,425	0.685		TWP RUR	13.8306	OLD FARM HOUSE			
08-033-033-00	KILMANAGH	07/31/24	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$77,000	35.40	\$226,153	\$40,720	\$176,780	\$248,806	0.711	1,392	RR	11.2525	HOUSE & MISC			
08-036-006-10	2240 VOLZ	12/09/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,600	43.17	\$125,942	\$19,288	\$125,712	\$177,806	0.707		RR	11.6021	OLD FARM HOUSE			
11-021-005-50	6160 LACKIE	07/28/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$87,400	31.78	\$186,443	\$40,057	\$234,943	\$210,325	1.117	1,620	401RU	29.4011	MANUFACTURED			
11-025-001-01	433 OAK BEACH	07/29/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,900	44.40	\$246,385	\$22,600	\$202,400	\$304,738	0.664		101AG	15.8861	CAPE			
28-024-006-50	6853 BRODERICK	10/31/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,700	35.09	\$211,137	\$19,326	\$210,674	\$193,761	1.087	0	TWP RUR	26.4250	OLD FARM HOUSE			
28-035-040-11	2167 S CASEVILLE	06/27/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,700	48.95	\$228,441	\$17,000	\$203,000	\$296,086	0.686		TWP RUR	13.7427	REMODELED FARM			
28-023-010-00	1285 S CASEVILLE	06/17/24	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$72,800	40.92	\$144,382	\$21,000	\$156,900	\$173,777	0.903		TWP RUR	7.9843	1900 FRAME			
28-002-002-00	7039 BERNE	11/22/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$83,600	43.54	\$194,120	\$13,800	\$178,200	\$210,123	0.848	0	TWP RUR	2.5036	MANUFACTURED			
<b>Totals:</b>			<b>\$1,947,400</b>			<b>#####</b>	<b>\$795,200</b>		<b>\$1,819,974</b>		<b>\$1,706,645</b>	<b>\$2,133,847</b>				<b>2.3241</b>				
								<b>Sale. Ratio =&gt;</b>	<b>40.83</b>			<b>E.C.F. =&gt;</b>	<b>0.800</b>	<b>Std. Deviation=&gt;</b>	<b>0.17771</b>					
<b>AG ECF HOMES &amp; AG BUILDINGS</b>								<b>Std. Dev. =&gt;</b>	<b>5.79</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.823</b>	<b>Ave. Variance=&gt;</b>	<b>14.7364</b>	<b>Coefficien</b>	<b>17.90491197</b>			