

AUSABLE TOWNSHIP - ECF STUDY
APRIL 1, 2021 - MARCH 31, 2023

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
020-015-100-008-00	3916 N US-23	07/29/22	WD	\$427,000	\$155,700	36.46	\$386,584	\$195,480	\$231,520	\$191,104	1.211	1,662	\$139.30	0003
021-A20-000-049-00**	2292 N US-23	09/09/21	WD	\$560,000	\$201,100	35.91	\$417,785	\$256,128	\$303,872	\$170,165	1.786	2,160	\$140.68	0003
021-A60-000-002-00	4014 N US-23	04/09/21	WD	\$375,000	\$128,900	34.37	\$375,197	\$145,994	\$229,006	\$229,203	0.999	1,952	\$117.32	0003
021-A60-000-004-00	4024 N US-23	03/17/23	WD	\$645,000	\$178,000	27.60	\$477,800	\$220,441	\$424,559	\$257,359	1.650	3,816	\$111.26	0003
021-G10-000-009-00	3476 N US-23	09/27/21	WD	\$520,000	\$206,900	39.79	\$509,791	\$256,629	\$263,371	\$253,162	1.040	3,804	\$69.24	0003
021-G20-000-015-00	3564 N US-23	04/29/21	WD	\$416,000	\$234,300	56.32	\$546,874	\$198,527	\$217,473	\$348,347	0.624	2,316	\$93.90	0003
021-G30-000-012-50	3758 N US-23	07/23/21	WD	\$205,000	\$68,200	33.27	\$174,449	\$138,156	\$66,844	\$36,293	1.842	554	\$120.66	0003
021-H30-001-028-00	2874 N US-23	09/03/21	WD	\$310,000	\$114,500	36.94	\$309,155	\$118,985	\$191,015	\$190,170	1.004	1,760	\$108.53	0003
021-H30-002-028-00	2728 N US-23	06/18/21	WD	\$245,900	\$82,900	33.71	\$240,082	\$106,292	\$139,608	\$133,790	1.043	1,344	\$103.88	0003
021-H30-003-013-00	2542 N US-23	07/27/22	WD	\$255,000	\$66,700	26.16	\$156,612	\$104,032	\$150,968	\$52,580	2.871	780	\$193.55	0003
021-H40-001-007-00	2520 N US-23	01/18/23	OTH	\$244,400	\$112,000	45.83	\$270,281	\$167,996	\$76,404	\$102,285	0.747	1,735	\$44.04	0003
021-L50-001-008-00	3178 N US-23	09/03/21	WD	\$226,000	\$69,500	30.75	\$178,153	\$101,014	\$124,986	\$77,139	1.620	968	\$129.12	0003
021-L50-002-004-00	3144 N US-23	05/21/21	WD	\$319,900	\$125,500	39.23	\$343,099	\$143,351	\$176,549	\$199,748	0.884	1,400	\$126.11	0003
021-L50-002-012-00	3102 N US-23	10/22/21	WD	\$315,000	\$72,900	23.14	\$280,437	\$132,773	\$182,227	\$147,664	1.234	1,558	\$116.96	0003

Totals:	\$5,064,200	\$1,817,100		\$4,666,299	\$2,778,402	\$2,389,009	\$115.32
		Sale. Ratio =>	35.88			E.C.F. =>	1.163
		Std. Dev. =>	8.37			Ave. E.C.F. =>	1.325

LAKEFRONT RESIDENTIAL

2023 ECF =>	1.00	2024 ECF =>	1.10
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Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-G30-000-012-30	3754 N US-23	05/26/21	WD	\$237,500	\$89,300	37.60	\$221,416	\$72,000	\$165,500	\$189,402	0.874	1,368	\$120.98	0006S

Totals:	\$237,500	\$89,300		\$221,416	\$165,500	\$189,402	\$120.98
		Sale. Ratio =>	37.60			E.C.F. =>	0.874
		Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.874

SURF N SANDS II

2023 ECF =>	0.81	2024 ECF =>	0.87
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Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-S20-000-020-06	291 CHRYSLER	08/09/22	WD	\$242,500	\$81,900	33.77	\$182,351	\$72,000	\$170,500	\$181,510	0.939	1,368	\$124.63	0006B
021-S20-000-020-31	241 CHRYSLER	08/03/21	WD	\$219,900	\$78,100	35.52	\$182,351	\$72,000	\$147,900	\$181,510	0.815	1,368	\$108.11	0006B

Totals:	\$462,400	\$160,000		\$364,702	\$318,400	\$363,019	\$116.37
		Sale. Ratio =>	34.60			E.C.F. =>	0.877
		Std. Dev. =>	1.23			Ave. E.C.F. =>	0.877

SURF N SANDS

2023 ECF =>	0.63	2024 ECF =>	0.87
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AUSABLE TOWNSHIP - ECF STUDY
APRIL 1, 2021 - MARCH 31, 2023

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-H50-000-001-00	4390 N US-23	08/01/22	WD	\$92,000	\$32,500	35.33	\$72,278	\$28,000	\$64,000	\$67,088	0.954	616	\$103.90	0006
021-H50-000-003-00	4390 N US-23	07/18/22	WD	\$92,000	\$36,700	39.89	\$82,043	\$28,000	\$64,000	\$81,883	0.782	638	\$100.31	0006
021-H50-000-008-00	4390 N US-23	08/10/21	WD	\$87,500	\$33,800	38.63	\$73,370	\$28,000	\$59,500	\$68,742	0.866	616	\$96.59	0006
021-H50-000-009-00	4380 N US-23	05/19/21	WD	\$69,400	\$33,900	48.85	\$73,595	\$28,000	\$41,400	\$69,083	0.599	616	\$67.21	0006
021-H50-000-010-00	4380 N US-23	04/26/21	WD	\$70,900	\$34,500	48.66	\$74,994	\$28,000	\$42,900	\$71,203	0.603	638	\$67.24	0006
021-H50-000-011-00	4380 N US-23	11/10/21	WD	\$79,900	\$37,700	47.18	\$82,043	\$28,000	\$51,900	\$81,883	0.634	638	\$81.35	0006
021-H50-000-014-00	4380 N US-23	02/09/22	WD	\$89,000	\$37,700	42.36	\$82,043	\$28,000	\$61,000	\$81,883	0.745	638	\$95.61	0006
021-H50-000-023-00	4370 N US-23	09/01/22	WD	\$97,650	\$36,700	37.58	\$82,043	\$28,000	\$69,650	\$81,883	0.851	638	\$109.17	0006
021-H50-000-043-00	4340 N US-23	11/14/22	WD	\$105,000	\$36,800	35.05	\$82,268	\$28,000	\$77,000	\$82,224	0.936	638	\$120.69	0006
021-H50-000-054-00	4330 N US-23	10/27/22	WD	\$115,000	\$36,700	31.91	\$82,043	\$28,000	\$87,000	\$81,883	1.062	638	\$136.36	0006
021-H50-000-058-00	4320 N US-23	09/07/21	WD	\$73,000	\$37,700	51.64	\$82,268	\$28,000	\$45,000	\$82,224	0.547	638	\$70.53	0006
Totals:				\$971,350	\$394,700		\$868,988		\$663,350	\$849,982			\$95.36	

HURON SANDS 1 BR UNITS	Sale. Ratio =>	40.63	E.C.F. =>	0.780
	Std. Dev. =>	6.63	Ave. E.C.F. =>	0.780
	2023 ECF =>		0.66	2024 ECF =>

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-H50-000-033-00	4350 N US-23	11/05/21	WD	\$97,000	\$40,900	42.16	\$98,833	\$28,000	\$69,000	\$93,201	0.740	728	\$94.78	0006
021-H50-000-044-00	4340 N US-23	08/01/22	WD	\$125,000	\$51,900	41.52	\$108,047	\$28,000	\$97,000	\$105,325	0.921	728	\$133.24	0006
021-H50-000-045-00	4340 N US-23	06/30/22	WD	\$123,400	\$51,900	42.06	\$108,047	\$28,000	\$95,400	\$105,325	0.906	728	\$131.04	0006
021-H50-000-052-00	4330 N US-23	03/24/23	WD	\$117,500	\$47,500	40.43	\$98,833	\$28,000	\$89,500	\$93,201	0.960	728	\$122.94	0006
Totals:				\$462,900	\$192,200		\$413,760		\$350,900	\$397,053			\$120.50	

HURON SANDS 2BR UNITS	Sale. Ratio =>	41.52	E.C.F. =>	0.884
	Std. Dev. =>	0.80	Ave. E.C.F. =>	0.882
	2023 ECF =>		0.76	2024 ECF =>

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-A30-000-058-50**	4562 HILLTOP ST	04/20/21	WD	\$260,000	\$71,000	27.31	\$140,340	\$26,231	\$233,769	\$172,892	1.352	2,159	\$108.28	0003B
021-A30-000-101-00	2206 N US-23	01/24/23	WD	\$146,900	\$45,100	30.70	\$115,809	\$23,823	\$123,077	\$114,983	1.070	1,100	\$111.89	0003B
021-A30-000-113-00	2140 N US-23	05/27/22	WD	\$199,000	\$48,400	24.32	\$160,984	\$27,194	\$171,806	\$167,238	1.027	1,248	\$137.67	0003B
021-A30-000-129-00	2062 N US-23	08/25/21	WD	\$325,000	\$93,300	28.71	\$349,249	\$93,881	\$231,119	\$319,210	0.724	1,992	\$116.02	0003B
021-A50-000-056-00	4454 E POINT RD	06/24/21	WD	\$125,000	\$35,500	28.40	\$110,748	\$27,408	\$97,592	\$104,175	0.937	1,520	\$64.21	0003B
Totals:				\$1,055,900	\$293,300		\$877,130		\$857,363	\$878,497			\$107.61	

RESORT NON LK FRT	Sale. Ratio =>	27.78	E.C.F. =>	0.976
	Std. Dev. =>	2.34	Ave. E.C.F. =>	1.022
	2023 ECF =>		0.80	2024 ECF =>

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APRIL 1, 2021 - MARCH 31, 2023

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020-003-300-005-60	174 SIXTH ST	03/08/23	WD	\$252,000	\$120,400	47.78	\$254,878	\$24,471	\$227,529	\$303,167	0.751	1,470	\$154.78	0001
020-003-300-026-00	341 MILL ST	07/29/21	WD	\$126,000	\$46,300	36.75	\$131,455	\$52,078	\$73,922	\$104,443	0.708	1,183	\$62.49	0001
020-004-100-008-00	414 MILL ST	06/23/21	WD	\$279,000	\$55,600	19.93	\$148,970	\$41,647	\$237,353	\$141,214	1.681	1,274	\$186.31	0001
020-004-100-014-00	411 MILL ST	10/15/21	WD	\$84,000	\$34,800	41.43	\$90,669	\$28,908	\$55,092	\$81,264	0.678	910	\$60.54	0001
020-004-100-075-00	351 W MILL ST	05/24/21	WD	\$107,000	\$41,600	38.88	\$105,232	\$15,037	\$91,963	\$118,678	0.775	1,152	\$79.83	0001
021-A10-000-050-10	4690 SUNSET ST	11/01/22	WD	\$140,000	\$34,200	24.43	\$85,542	\$22,840	\$117,160	\$82,503	1.420	1,568	\$74.72	0001
021-A10-000-072-00**	4681 RIVER ST	06/14/22	WD	\$120,000	\$34,200	28.50	\$83,251	\$12,528	\$107,472	\$93,057	1.155	1,040	\$103.34	0001
021-A10-000-135-00	4561 FRANKLIN ST	11/08/21	WD	\$135,000	\$41,600	30.81	\$123,140	\$17,609	\$117,391	\$138,857	0.845	960	\$122.28	0001
021-A10-000-203-00	4672 NORWAY ST	03/23/22	WD	\$135,000	\$44,800	33.19	\$137,410	\$33,699	\$101,301	\$136,462	0.742	1,566	\$64.69	0001
021-B10-000-001-00**	4489 JOHNSON RD	12/02/22	WD	\$175,000	\$68,000	38.86	\$148,496	\$61,250	\$113,750	\$124,637	0.913	1,554	\$73.20	0001
021-B10-000-032-00**	4176 FOREST RD	03/29/23	WD	\$169,000	\$101,600	60.12	\$241,101	\$82,821	\$86,179	\$208,263	0.414	2,473	\$34.85	0001
021-B20-000-044-00	4085 LESTER ST	11/19/21	WD	\$105,000	\$48,100	45.81	\$127,008	\$16,008	\$88,992	\$146,053	0.609	1,728	\$51.50	0001
021-B20-000-057-00	4470 ORRIN COURT	11/04/22	WD	\$140,900	\$39,600	28.11	\$101,056	\$9,554	\$131,346	\$120,397	1.091	1,250	\$105.08	0001
021-B20-000-066-00**	4078 LESTER ST	04/18/22	WD	\$149,000	\$52,900	35.50	\$105,852	\$18,271	\$130,729	\$125,116	1.045	1,558	\$83.91	0001
021-C30-000-033-00	4686 MACKENZIE RD	04/01/21	LC	\$49,900	\$24,600	49.30	\$74,238	\$16,745	\$33,155	\$75,649	0.438	720	\$46.05	0001
021-C30-000-035-00	4708 MACKENZIE RD	03/06/22	LC	\$60,000	\$40,700	67.83	\$106,707	\$13,778	\$46,222	\$122,275	0.378	1,304	\$35.45	0001
021-D10-000-007-00**	106 MILL ST	05/07/21	WD	\$30,000	\$20,800	69.33	\$41,104	\$10,508	\$19,492	\$44,994	0.433	825	\$23.63	0001
021-L10-001-013-00	295 HARBOR ST	02/24/23	WD	\$210,000	\$59,600	28.38	\$166,109	\$47,616	\$162,384	\$155,912	1.042	2,082	\$77.99	0001
021-L10-001-031-00	101 HARBOR ST	09/21/21	WD	\$120,000	\$38,900	32.42	\$95,356	\$26,674	\$93,326	\$90,371	1.033	864	\$108.02	0001
021-L11-005-003-00	410 CHURCH ST	08/04/22	WD	\$129,900	\$40,400	31.10	\$104,412	\$20,340	\$109,560	\$110,621	0.990	1,144	\$95.77	0001
021-S40-000-014-00**	726 FOREST RD	09/02/21	LC	\$139,000	\$54,800	39.42	\$159,287	\$54,426	\$84,574	\$137,975	0.613	1,168	\$72.41	0001
021-S40-999-001-60	4143 FOREST RD	01/13/22	WD	\$115,000	\$48,900	42.52	\$129,378	\$11,619	\$103,381	\$154,946	0.667	1,698	\$60.88	0001
021-T10-000-016-10	714 S STATE ST	06/14/21	WD	\$489,000	\$113,300	23.17	\$437,056	\$92,262	\$396,738	\$453,676	0.874	2,285	\$173.63	0001

Totals: \$3,459,700 \$1,205,700 \$3,197,707 \$2,729,011 \$3,270,530 \$84.84

Sale. Ratio => 34.85 E.C.F. => 0.834

Std. Dev. => 13.21 Ave. E.C.F. => 0.839

VILLAGE WEST

2023 ECF => 0.76 2024 ECF => 0.83

AUSABLE TOWNSHIP - ECF STUDY
APRIL 1, 2021 - MARCH 31, 2023

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-H20-000-007-00	107 OLD US-23	03/31/23	LC	\$80,000	\$27,800	34.75	\$66,478	\$11,965	\$68,035	\$71,728	0.949	1,236	\$55.04	0001A
021-L11-006-006-00	201 SECOND ST	11/22/21	WD	\$100,000	\$16,300	16.30	\$55,840	\$4,639	\$95,361	\$67,370	1.415	1,060	\$89.96	0001A
021-L11-011-009-00	414 OLD US-23	10/14/21	WD	\$58,000	\$26,000	44.83	\$68,174	\$15,488	\$42,512	\$69,324	0.613	1,056	\$40.26	0001A
021-L11-014-001-00	314 FOURTH ST	02/24/22	WD	\$42,000	\$11,100	26.43	\$31,188	\$3,909	\$38,091	\$35,893	1.061	635	\$59.99	0001A
021-P10-005-002-00	320 THIRD ST	07/01/21	WD	\$104,000	\$40,900	39.33	\$108,483	\$20,800	\$83,200	\$115,372	0.721	960	\$86.67	0001A
021-P10-007-001-00	400 FOURTH ST	12/10/21	WD	\$110,000	\$31,000	28.18	\$85,865	\$5,423	\$104,577	\$105,845	0.988	864	\$121.04	0001A
021-P10-009-005-00	385 THIRD ST	12/01/22	WD	\$159,900	\$40,300	25.20	\$117,932	\$18,307	\$141,593	\$131,086	1.080	1,416	\$100.00	0001A
021-S10-002-005-00	427 THIRD ST	10/06/21	WD	\$55,000	\$27,600	50.18	\$73,756	\$12,886	\$42,114	\$80,092	0.526	1,046	\$40.26	0001A
021-S10-003-002-00	409 SECOND ST	12/17/21	WD	\$71,000	\$20,400	28.73	\$57,123	\$12,975	\$58,025	\$58,089	0.999	768	\$75.55	0001A
021-S10-003-003-00	415 SECOND ST	08/19/22	WD	\$98,000	\$27,700	28.27	\$66,638	\$10,761	\$87,239	\$73,522	1.187	1,056	\$82.61	0001A
021-S10-003-008-00	250 SYCAMORE ST	07/28/22	WD	\$90,000	\$24,000	26.67	\$57,780	\$10,884	\$79,116	\$61,705	1.282	768	\$103.02	0001A
021-S10-006-008-00	513 FIRST ST	10/25/21	WD	\$65,000	\$18,000	27.69	\$47,633	\$7,006	\$57,994	\$53,457	1.085	768	\$75.51	0001A
021-S10-008-005-00	249 SW STATE ST	09/23/22	WD	\$119,000	\$29,900	25.13	\$87,595	\$9,600	\$109,400	\$102,625	1.066	1,229	\$89.02	0001A
021-S10-008-010-00	299 SW STATE ST	06/14/22	WD	\$94,000	\$32,300	34.36	\$79,739	\$7,395	\$86,605	\$95,189	0.910	963	\$89.93	0001A
021-S10-008-015-00	112 STOCKMAN ST	10/14/21	WD	\$60,800	\$31,300	51.48	\$86,243	\$12,455	\$48,345	\$97,089	0.498	1,428	\$33.86	0001A
021-S10-008-017-00	108 STOCKMAN ST	09/30/21	WD	\$57,000	\$25,800	45.26	\$70,383	\$6,881	\$50,119	\$83,555	0.600	864	\$58.01	0001A
021-S10-017-016-00	142 SMITH ST	06/28/22	WD	\$87,500	\$22,500	25.71	\$60,963	\$6,653	\$80,847	\$71,461	1.131	768	\$105.27	0001A
021-S10-017-019-00	124 SMITH ST	11/18/22	WD	\$65,000	\$31,700	48.77	\$78,144	\$7,094	\$57,906	\$93,487	0.619	933	\$62.06	0001A
021-V10-008-001-00	314 SECOND ST	03/31/23	WD	\$55,000	\$15,400	28.00	\$42,473	\$8,137	\$46,863	\$45,179	1.037	672	\$69.74	0001A
021-V10-013-002-00	320 SMITH ST	05/28/21	WD	\$92,700	\$20,200	21.79	\$84,818	\$9,488	\$83,212	\$99,118	0.840	874	\$95.21	0001A
021-V10-016-002-00	916 MAYBERRY ST	11/02/21	LC	\$45,000	\$27,200	60.44	\$72,482	\$13,377	\$31,623	\$77,770	0.407	1,152	\$27.45	0001A
021-V10-016-005-00	919 FARNSWORTH ST	04/05/21	WD	\$60,000	\$20,900	34.83	\$58,184	\$5,658	\$54,342	\$69,113	0.786	864	\$62.90	0001A
021-W10-016-001-00	902 O'TOOLE AVE	12/08/21	WD	\$110,000	\$42,400	38.55	\$120,579	\$13,712	\$96,288	\$140,614	0.685	1,056	\$91.18	0001A

Totals: \$1,878,900 \$610,700 \$1,678,493 \$1,643,407 \$1,898,684 \$74.54

Sale. Ratio => 32.50 E.C.F. => 0.866
Std. Dev. => 11.17 Ave. E.C.F. => 0.891

VILLAGE WEST - NPD

2023 ECF => 0.76 2024 ECF => 0.86

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-R20-000-035-00	4089 MCNALL DR	07/23/21	WD	\$212,000	\$61,300	28.92	\$192,313	\$15,248	\$196,752	\$245,924	0.800	1,660	\$118.53	0005
021-S50-000-028-00	4165 SONNET AVE	07/01/22	WD	\$197,000	\$54,400	27.61	\$136,798	\$21,528	\$175,472	\$160,097	1.096	1,580	\$111.06	0005
021-S50-000-031-00	4945 MELODY LN	07/27/22	WD	\$188,000	\$73,200	38.94	\$190,401	\$25,167	\$162,833	\$229,492	0.710	1,400	\$116.31	0005
021-S50-000-063-00	4166 SONNET AVE	02/28/22	WD	\$127,000	\$46,000	36.22	\$122,482	\$22,969	\$104,031	\$138,213	0.753	1,186	\$87.72	0005

Totals: \$724,000 \$234,900 \$641,994 \$639,088 \$773,725 \$108.40

Sale. Ratio => 32.44 E.C.F. => 0.826
Std. Dev. => 5.52 Ave. E.C.F. => 0.840

NW AUSABLE

2023 ECF => 0.72 2024 ECF => 0.82

AUSABLE TOWNSHIP - ECF STUDY
APRIL 1, 2021 - MARCH 31, 2023

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
020-017-100-001-00**	3985 GRASS LAKE RD	09/27/21	WD	\$290,000	\$126,700	43.69	\$260,408	\$158,524	\$131,476	\$154,370	0.852	1,440	\$91.30	0004
020-018-300-001-00	3700 KEISER TRAIL	01/28/22	WD	\$359,900	\$123,100	34.20	\$310,249	\$160,413	\$199,487	\$208,106	0.959	1,820	\$109.61	0004
020-027-200-003-00**	2801 N US-23	02/07/23	WD	\$355,000	\$77,000	21.69	\$224,990	\$62,230	\$292,770	\$226,056	1.295	2,182	\$134.18	0004
021-A20-000-014-10	2417 N US-23	02/17/22	WD	\$230,000	\$74,200	32.26	\$230,941	\$82,442	\$147,558	\$206,249	0.715	1,854	\$79.59	0004
021-A70-000-004-00	3667 FOREST RD	02/21/22	WD	\$140,000	\$48,200	34.43	\$132,804	\$16,374	\$123,626	\$161,708	0.764	1,280	\$96.58	0004
021-H30-005-005-00	2825 N US-23	10/13/22	WD	\$135,000	\$33,500	24.81	\$86,090	\$18,000	\$117,000	\$94,569	1.237	1,350	\$86.67	0004
021-H30-005-013-10	2793 N US-23	03/25/22	WD	\$115,000	\$52,000	45.22	\$163,343	\$43,429	\$71,571	\$166,547	0.430	1,188	\$60.24	0004
021-H30-005-040-00	2651 N US-23	09/28/22	WD	\$155,000	\$38,500	24.84	\$136,207	\$22,740	\$132,260	\$157,593	0.839	1,712	\$77.25	0004
021-H30-006-001-00**	2633 N US-23	12/21/21	WD	\$150,000	\$41,600	27.73	\$86,921	\$23,682	\$126,318	\$95,817	1.318	1,818	\$69.48	0004
021-L30-000-012-00	3749 N US-23	03/14/22	WD	\$74,000	\$31,100	42.03	\$85,492	\$14,397	\$59,603	\$98,743	0.604	1,259	\$47.34	0004
021-L40-000-008-00	3629 N US-23	12/30/21	WD	\$195,000	\$58,000	29.74	\$178,586	\$26,022	\$168,978	\$211,894	0.797	1,764	\$95.79	0004
021-L40-000-012-00	3605 N US-23	03/08/22	WD	\$170,000	\$69,400	40.82	\$194,569	\$35,101	\$134,899	\$221,483	0.609	1,680	\$80.30	0004
021-L50-004-004-00	3231 N US-23	05/03/22	WD	\$110,000	\$42,800	38.91	\$102,176	\$19,542	\$90,458	\$114,769	0.788	1,584	\$57.11	0004
021-T30-000-016-00	3921 FOREST RD	10/08/21	WD	\$164,000	\$51,700	31.52	\$141,911	\$17,295	\$146,705	\$173,078	0.848	1,656	\$88.59	0004

Totals: **\$2,642,900** **\$867,800** **\$2,334,687** **\$1,942,709** **\$2,290,982** **\$83.86**

Sale. Ratio => **32.84** E.C.F. => **0.848**
Std. Dev. => **7.55** Ave. E.C.F. => **0.861**

FOREST

2023 ECF => 0.72 2024 ECF => 0.84

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
020-022-200-006-00	3358 N US-23	07/15/22	WD	\$1,065,000	\$259,900	24.40	\$724,512	\$302,785	\$762,215	\$473,851	1.609	7,429	\$102.60	0008
020-027-300-005-00	2500 N US-23	04/30/21	LC	\$425,000	\$160,100	37.67	\$416,834	\$211,245	\$213,755	\$230,999	0.925	2,928	\$73.00	0008
021-G10-000-004-00	3526 N US-23	12/07/21	WD	\$300,000	\$128,200	42.73	\$322,945	\$194,269	\$105,731	\$151,283	0.699	3,196	\$33.08	0008
021-G10-000-004-00	3526 N US-23	04/13/22	WD	\$400,000	\$126,100	31.53	\$322,945	\$194,269	\$205,731	\$151,283	1.360	3,196	\$64.37	0008
021-G10-000-005-00	3510 N US-23	09/22/22	LC	\$625,000	\$199,000	31.84	\$476,048	\$376,803	\$248,197	\$165,408	1.501	8,906	\$27.87	0008
021-L50-002-010-00	3120 N US-23	12/20/21	WD	\$325,000	\$84,000	25.85	\$383,339	\$115,800	\$209,200	\$300,606	0.696	5,760	\$36.32	0008
021-L60-000-001-00	3268 N US-23	02/18/22	LC	\$500,000	\$214,100	42.82	\$528,633	\$343,070	\$156,930	\$208,498	0.753	5,019	\$31.27	0008

Totals: **\$3,640,000** **\$1,171,400** **\$3,175,256** **\$1,901,759** **\$1,681,928** **\$52.64**

Sale. Ratio => **32.18** E.C.F. => **1.131**
Std. Dev. => **7.49** Ave. E.C.F. => **1.077**

**COMMERCIAL
LAKE HURON RESORTS**

2023 ECF => 0.89 2024 ECF => 1.10

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
020-004-100-036-50**	431 N MILL ST	08/29/22	WD	\$220,000	\$52,300	23.77	\$146,719	\$15,767	\$204,233	\$218,253	0.936	2,785	\$73.33	0001
021-A40-000-020-00	2099 N US-23	04/29/21	WD	\$295,000	\$138,700	47.02	\$333,247	\$44,407	\$250,593	\$451,313	0.555	22,798	\$10.99	0009
021-M10-999-003-06	4420 INDUSTRIAL DR	04/08/22	LC	\$150,000	\$34,000	22.67	\$77,689	\$48,840	\$101,160	\$45,077	2.244	3,200	\$31.61	00012
021-O30-000-011-00	4614 INDUSTRIAL ROW	10/18/21	WD	\$460,000	\$120,800	26.26	\$265,256	\$22,660	\$437,340	\$466,531	0.937	15,268	\$28.64	00012
021-O30-000-029-00**	4681 INDUSTRIAL ROW	06/15/22	WD	\$2,000,000	\$417,300	20.87	\$998,035	\$41,100	\$1,958,900	\$1,840,260	1.064	39,280	\$49.87	00012
021-R30-000-005-00	4356 RIVER RD	08/06/21	WD	\$95,000	\$26,800	28.21	\$266,582	\$28,544	\$66,456	\$371,934	0.179	6,900	\$9.63	00012
021-S20-000-004-00	761 S STATE ST	05/20/22	LC	\$163,000	\$52,500	32.21	\$119,023	\$43,924	\$119,076	\$117,342	1.015	4,964	\$23.99	00010
021-T20-000-002-00**	4289 N US-23	06/30/22	WD	\$325,000	\$108,100	33.26	\$235,114	\$91,568	\$233,432	\$239,243	0.976	9,360	\$24.94	00010
021-V10-999-001-00	413 SECOND ST	06/18/21	WD	\$120,000	\$48,700	40.58	\$91,249	\$57,095	\$62,905	\$53,366	1.179	1,200	\$52.42	00011

Totals: **\$3,828,000** **\$999,200** **\$2,532,914** **\$3,434,095** **\$3,803,318** **\$33.94**

Sale. Ratio => **26.10** E.C.F. => **0.903**
Std. Dev. => **8.72** Ave. E.C.F. => **1.009**

**COMMERCIAL/
INDUSTRIAL**