

Agricultural 101 ECF Analysis 2024 sales 4/1/21-3/31/23 all buildings alcona & alpena county

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal Value Buildings	ECF	NOTE
012-019-100-035-00	\$85,000.00	11/3/2021	\$66,299.00	\$18,701.00	\$44,949.00	0.416	alcona twp 5326 king rd
012-020-200-010-00	\$59,900.00	6/24/2021	\$54,934.00	\$4,966.00	\$25,568.00	0.194	alcona twp 3353 black river rd
021-001-200-010-06	\$125,000.00	11/22/2022	\$38,145.00	\$86,855.00	\$135,166.00	0.643	465 W HUBERT RD SPRUCE
031-028-200-050-00	\$135,000.00	6/17/2021	\$115,348.00	\$19,652.00	\$17,610.00	1.116	4808 WEBSTER RD
031-021-200-025-00	\$88,000.00	3/16/2022	\$76,011.00	\$11,989.00	\$14,890.00	0.805	3608 S M-65

\$142,163.00 \$238,183.00 0.597

USE ECF 0.597 101 AGRICULTURE/FARM

BALANCE OF TWP, BLACK RIVER, HUNTING LAND & HUNTING LAND LOW ECF ANALYSIS 4/1/21 to 3/31/23

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		
012-021-100-025-05	4270 E BLACK RIVER RD	08/09/21	\$120,500	PTA	03-ARM'S LENGTH	\$120,500	\$47,100	39.09	\$104,697	\$14,440	\$106,060	\$170,361	0.623	1,188	\$89.28	BLRVR	6.3074	MODULAR		
013-120-000-025-00	5428 E BLACK RIVER RD	10/27/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$46,700	26.69	\$101,867	\$18,920	\$156,080	\$156,563	0.997	1,344	\$116.13	BLRVR	31.1279	RANCH		
013-120-000-056-00	5338 E ALGER SMITH RD	02/12/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$25,800	67.89	\$57,746	\$10,416	\$27,584	\$89,336	0.309	672	\$41.05	BLRVR	37.6868	RANCH		
013-305-000-009-00	5459 N RAYMOND RD	04/16/21	\$98,900	PTA	03-ARM'S LENGTH	\$98,900	\$31,400	31.75	\$70,558	\$14,810	\$84,090	\$105,225	0.799	1,152	\$72.99	BLRVR	11.3511	RANCH		
013-306-000-020-00	5425 E CHERYL LYNN LN	05/28/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$69,400	34.87	\$156,207	\$23,615	\$175,385	\$250,268	0.701	2,020	\$86.82	BLRVR	1.5152	2 STORY		
Totals:			\$631,400			\$631,400	\$220,400		\$491,075		\$549,199	\$771,752			\$81.25		2.5990			
						Sale. Ratio =>	34.91							E.C.F. =>	0.712					
						Std. Dev. =>	16.21							Ave. E.C.F. =>	0.686	Std. Deviation=>	0.252990689			
												Ave. Variance=>	17.5977	Coefficient of Var=>	25.6662334					

USE 0.712 ECF FOR BALANCE OF TWP, BLACK RIVER, & HUNTING LAND & HUNTING LAND LOW

Commercial 201 ECF Analysis 2023 SALES 4/1/20-3/31/22 ALL BUILDINGS Alcona & Alpena County

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal Value Buildings	ECF NOTE
070-032-400-043-00	\$74,380	03/03/21	\$10,850	\$63,530	\$147,427	0.431 1135 N RICHARDSON RD BARTON CITY STORAGE BUILDING
041-140-000-033-02	\$89,900	06/01/21	\$40,000	\$49,900	\$90,998	0.548 3410 S US 23
102-280-000-001-00	\$20,000	10/13/20	\$12,411	\$7,589	\$23,802	0.319 1869 W TRASK LAKE RDSHIRLEYS GRAB N GO BARTON CITY
012-003-000-600-09	\$200,000	01/28/21	\$36,203	\$163,797	\$257,031	0.637 2076 HAMILTON RD ALPENA YRC FREIGHT
023-181-000-086-00	\$26,000	07/21/21	\$9,223	\$16,777	\$25,577	0.656 1511 HUBERT RD HUBBARD LAKE SMALL BUILDING
093-607-000-446-00	\$112,000	03/22/21	\$47,108	\$64,642	\$119,037	0.543 501 N JUNE ST ALPENA MI BLOCK BUILDING
054-055-000-501-01	\$115,000	02/15/21	\$61,208	\$53,792	\$95,848	0.561 6790 W HUBERT RD HUBBARD LAKE LAKE N WOODS REALTY
			Totals	\$420,027.00	\$759,720.00	0.553

No sales in Alcona Township

USE ECF 0.553 FOR COMMERCIAL 201

HUBBARD LAKE BACKLOT ECF ANALYSIS 4/1/21 TO 3/31/23

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	
010-024-100-096-00	5424 N PARK ST	08/06/21	\$175,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$50,000	28.57	\$155,451	\$39,209	\$135,791	\$116,636	1.164	1,096	\$123.90	HBBL	9.3052	RANCH	
013-155-000-014-01	5489 W CHIPPEWA LN COTTAGE	09/03/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$32,900	34.63	\$78,237	\$35,999	\$59,001	\$49,042	1.203	835	\$70.66	HBBL	13.1884	RANCH	
013-155-000-018-00	1976 W CHIPPEWA LN	05/24/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,400	47.23	\$149,020	\$51,148	\$78,852	\$113,639	0.694	1,277	\$61.75	HBBL	37.7296	RANCH	
013-205-000-118-00	5279 N MT MARIA RD	07/27/22	\$77,500	LC	04-BUYERS INTEREST IN A LC	\$77,500	\$20,600	26.58	\$45,113	\$6,945	\$70,555	\$44,317	1.592	624	\$113.07	HBBL	52.0887	RANCH	
013-290-000-016-00	5196 N PINE GROVE DR	06/26/21	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$60,900	27.19	\$167,660	\$68,258	\$155,742	\$115,415	1.349	1,080	\$144.21	HBBL	27.8228	RANCH	
013-290-000-023-00	5161 N HUBBARD LAKE RD	04/09/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$74,200	47.87	\$194,949	\$65,395	\$89,605	\$150,424	0.596	1,416	\$63.28	HBBL	47.5498	RANCH	
013-330-000-216-00	5407 N PARK ST	11/12/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$74,600	35.69	\$201,872	\$63,570	\$145,430	\$160,582	0.906	1,252	\$116.16	HBBL	16.5534	RANCH	
013-400-000-026-01	4298 N LAKE ST	06/18/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,600	56.80	\$248,369	\$28,189	\$171,811	\$255,650	0.672	1,852	\$92.77	HBBL	39.9123	2 STORY	
013-400-000-028-00	4300 N LAKE ST	09/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,200	25.47	\$130,163	\$7,852	\$142,148	\$142,015	1.001	1,560	\$91.12	HBBL	7.0240	RANCH	
013-400-000-029-00	4304 N LAKE ST	01/20/23	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$30,900	25.22	\$74,750	\$20,260	\$102,240	\$66,614	1.535	660	\$154.91	HBBL	46.3640	RANCH	
Totals:			\$1,538,000			\$1,538,000	\$557,300		\$1,445,584		\$1,151,175	\$1,214,332			\$103.18		12.3189		
							Sale. Ratio =>	36.24			E.C.F. =>	0.948	Std. Deviation=>		0.3574342				
							Std. Dev. =>	11.29			Ave. E.C.F. =>	1.071	Ave. Variance=>		29.7538	Coefficient of Var=>	27.77668336		

USE 0.948 ECF FOR HUBBARD LAKE BACKLOT

\$386,825

HUBBARD LAKE ECF ANALYSIS 4/1/21 TO 3/31/23

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			
013-130-000-007-00	5033 HUBBARD LAKE RD	02/24/22	\$335,999	WD	03-ARM'S LENGTH	\$335,999	\$99,300	29.55	\$278,152	\$155,475	\$180,524	\$142,439	1.267	1,137	\$158.77	HUBLK	33.5538	RANCH			
013-161-000-004-00	4951 N HUBBARD LAKE RD	06/29/21	\$399,000	PTA	03-ARM'S LENGTH	\$399,000	\$140,900	35.31	\$429,019	\$297,484	\$101,516	\$152,724	0.665	1,360	\$74.64	HUBLK	26.7135	RANCH			
013-200-000-001-00	4226 N UNION ST	08/26/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$153,700	38.43	\$326,014	\$145,070	\$254,930	\$210,093	1.213	2,088	\$122.09	HUBLK	28.1580	2 STORY			
013-205-000-017-00	5418 N MT MARIA RD	07/30/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$119,000	34.00	\$307,327	\$139,745	\$210,255	\$194,578	1.081	2,800	\$75.09	HUBLK	14.8732	2 STORY			
013-205-000-037-00	5324 N MT MARIA RD	06/16/21	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$142,700	37.31	\$370,100	\$149,200	\$233,300	\$256,486	0.910	1,780	\$131.07	HUBLK	2.2232	RANCH			
013-205-000-058-00	5236 N MT MARIA RD	12/09/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$60,900	40.60	\$165,776	\$125,335	\$24,665	\$46,956	0.525	711	\$34.69	HUBLK	40.6554	2 STORY			
013-330-000-206-00	5367 N LAKEVIEW AVE	05/19/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$89,300	33.70	\$264,946	\$193,344	\$71,656	\$83,137	0.862	816	\$87.81	HUBLK	6.9929	RANCH			
Totals:			\$2,282,499			\$2,282,499	\$805,800		\$2,141,334		\$1,076,846	\$1,086,413			\$97.74		5.9358				
													E.C.F. =>	0.991	Std. Deviation=>	0.27568876					
													Ave. E.C.F. =>	0.932	Ave. Variance=>	21.8814	Coefficient of Var=>	23.48207838			

USE ECF 0.991 FOR HUBBARD LAKE

Industrial 301 ECF Analysis 2024 SALES 7/1/2018-3/31/2023 ALL BUILDINGS ALCONA & ALPENA COUNTY

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal Value Buildings	ECF	NOTE
023-181-000-086-00	\$26,000.00	7/21/2021	\$9,223.00	\$16,777.00	\$25,577.00	0.657	1511 HUBERT RD HUBBARD LAKE SMALL BUILDING
070-032-400-043-00	\$74,380	03/03/21	\$10,850	\$63,530	\$147,427	0.431	1135 N RICHARDSON RD BARTON CITY STORAGE BUILDING
102-280-000-001-00	\$20,000	10/13/20	\$12,411	\$7,589	\$23,802	0.319	1869 W TRASK LAKE RDSHIRLEYS GRAB N GO BARTON CITY
093-607-000-446-00	\$112,000	03/22/21	\$47,108	\$64,642	\$119,037	0.543	501 N JUNE ST ALPENA MI BLOCK BUILDING
054-055-000-501-01	\$115,000	02/15/21	\$61,208	\$53,792	\$95,848	0.561	6790 W HUBERT RD HUBBARD LAKE LAKE N WOODS REALTY
018-090-000-003-00	\$165,000	08/07/20	\$84,543	\$73,457	\$124,831	0.588	2078 M-32 W ALPENA COMMERCIAL
012-003-000-600-09	\$200,000	01/28/21	\$36,203	\$163,797	\$257,031	0.637	2076 HAMILTON RD ALPENA YRC FREIGHT
018-090-000-004-00	\$150,000	07/10/18	\$74,340	\$75,660	\$173,195	0.437	2082 M 32 W ALPENA
040-003-400-032-00	\$114,000.00	11/1/2018	\$32,502.00	\$79,498	\$156,716	0.507	4876 e f-30 RTC TOOL AND DIE
				\$598,742	\$1,123,464	0.533	

NO SALES IN Alcona Township

USE ECF 0.533 INDUSTRIAL 301

DUE TO LOW QUANTITY OF SALES USED 6 SALES OUTSIDE TWO YEAR STUDY PERIOD. 2 SALES THAT SOLD IN 2018 ONE IS A TOOL & DIE SHOP

LAKE HURON & LAKE HURON BACKLOT ECF ANALYSIS 4/1/21 TO 3/31/23

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	
012-025-200-004-00	4950 N LAKESHORE DR	08/20/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$114,700	54.62	\$291,183	\$119,915	\$90,085	\$249,960	0.360	2,196	\$41.02	LKHUR	41.3922	RANCH	
012-025-200-004-00	4950 N LAKESHORE DR	11/24/21	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$114,700	36.65	\$291,183	\$119,915	\$193,085	\$249,960	0.772	2,196	\$87.93	LKHUR	0.1857	RANCH	
012-025-200-020-00	4922 N LAKESHORE DR	01/03/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$88,900	48.05	\$219,766	\$120,064	\$64,936	\$145,512	0.446	1,464	\$44.36	LKHUR	32.8060	RANCH	
012-025-300-020-01	4616 N LAKESHORE	05/04/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$200,600	28.25	\$425,540	\$189,947	\$520,053	\$343,841	1.512	2,010	\$258.73	LKHUR	73.8164	RANCH	
012-036-300-023-00	4100 N LAKESHORE DR	06/18/21	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$172,300	56.03	\$419,461	\$268,627	\$38,873	\$220,137	0.177	1,462	\$26.59	LKHUR	59.7734	RANCH	
013-112-000-003-01	4786 N LAKESHORE DR	11/17/21	\$679,900	WD	03-ARM'S LENGTH	\$679,900	\$299,800	44.09	\$726,408	\$480,080	\$199,820	\$360,122	0.555	1,921	\$104.02	LKHUR	21.9452	RANCH	
013-115-000-004-00	5550 N RIDGE RD	01/07/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$94,600	24.44	\$235,415	\$121,530	\$265,470	\$166,212	1.597	1,263	\$210.19	LKHUR	82.2862	RANCH	
Totals:						\$2,792,400	\$1,085,600		\$2,608,956		\$1,372,322	\$1,735,744			\$110.40		1.6305		
							Sale. Ratio =>	38.88					E.C.F. =>	0.791	Std. Deviation=>		0.56367713		
							Std. Dev. =>	12.40					Ave. E.C.F. =>	0.774	Ave. Variance=>		44.6007	Coefficient of Var=>	57.59991845

USE ECF 0.791 FOR LAKE HURON & LAKE HURON BACK LOTS

LOST LAKE WOODS LAKE LOTS ECF ANALYSIS 4/1/21 TO 3/31/23

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		
013-420-087-007-00	4077 N LOST LAKE TRAIL	09/17/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$139,300	58.04	\$290,058	\$84,193	\$155,807	\$311,373	0.500	2,275	\$68.49	LLWII	10.2683	RANCH		
013-420-087-017-00	4129 N LOST LAKE TRL	04/01/21	\$376,000	PTA	03-ARM'S LENGTH	\$376,000	\$167,500	44.55	\$356,621	\$69,346	\$306,654	\$434,507	0.706	2,182	\$140.54	LLWII	10.2683	RANCH		
Totals:			\$616,000			\$616,000	\$306,800		\$646,679		\$462,461	\$745,881			\$104.51		1.6951			
								Sale. Ratio =>	49.81					E.C.F. =>	0.620	Std. Deviation=>		0.14521508		
								Std. Dev. =>	9.54					Ave. E.C.F. =>	0.603	Ave. Variance=>		10.2683	Coefficient of Var=>	17.02667489

USE ECF 0.620 FOR LOST LAKE WOODS CLUB LAKE LOTS

LOST LAKE WOODS CLUB ECF ANALYSIS 4/1/21 TO 3/31 23

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	
013-420-002-027-00	4140 N WOOD RD	09/06/22	\$137,700	WD	03-ARM'S LENGTH	\$137,700	\$51,600	37.47	\$112,315	\$22,570	\$115,130	\$153,937	0.748	1,368	\$84.16	LLWC	4.9541	RANCH	
013-420-004-009-00	4353 N RACoon TRl	04/22/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$63,900	28.40	\$159,403	\$25,442	\$199,558	\$229,779	0.868	1,736	\$114.95	LLWC	17.0114	BI-LEVEL	
013-420-004-014-00	4369 N RACoon TRAIL	04/13/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$70,800	61.57	\$141,652	\$26,956	\$88,044	\$196,734	0.448	1,596	\$55.17	LLWC	25.0837	RANCH	
013-420-004-014-00	4369 N RACoon TRAIL	07/27/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$70,800	50.61	\$155,447	\$27,660	\$112,240	\$219,189	0.512	1,596	\$70.33	LLWC	18.6294	RANCH	
013-420-004-021-00	2651 E FOX RD	08/02/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$50,500	29.71	\$126,825	\$29,665	\$140,335	\$166,655	0.842	1,758	\$79.83	LLWC	14.3703	RANCH	
013-420-007-021-00	4114 N COTTONTAIL TRl	05/23/22	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$36,000	30.64	\$89,480	\$29,070	\$88,430	\$103,442	0.855	936	\$94.48	LLWC	15.6512	RANCH	
013-420-014-001-00	4309 N COTTONTAIL	01/11/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,500	53.75	\$45,598	\$21,736	\$18,264	\$40,860	0.447	480	\$38.05	LLWC	25.1370	RANCH	
013-420-016-009-00	4059 N POPLAR RD	06/30/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$64,400	38.33	\$140,909	\$26,355	\$141,645	\$196,491	0.721	1,638	\$86.47	LLWC	2.2510	RANCH	
013-420-019-002-00	4329 N POPLAR RD	12/30/21	\$52,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$52,000	\$26,500	50.96	\$66,214	\$18,589	\$33,411	\$81,690	0.409	874	\$38.23	LLWC	28.9365	RANCH	
013-420-023-008-00	4241 N NORWAY RD	06/22/21	\$89,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$89,900	\$32,300	35.93	\$83,427	\$31,904	\$57,996	\$88,376	0.656	728	\$79.66	LLWC	4.2121	RANCH	
013-420-033-033-00	4270 N PHEASANT RD	07/22/22	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$62,500	48.08	\$136,517	\$25,320	\$104,680	\$190,732	0.549	1,400	\$74.77	LLWC	14.9533	RANCH	
013-420-036-009-00	4049 N PHEASANT RD	06/24/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$90,400	29.16	\$224,352	\$26,565	\$283,435	\$339,257	0.835	2,922	\$97.00	LLWC	13.7093	BI-LEVEL	
013-420-037-018-00	4191 N PHEASANT RD	08/29/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$84,500	37.56	\$185,160	\$27,415	\$197,585	\$270,575	0.730	1,636	\$120.77	LLWC	3.1877	RANCH	
013-420-038-007-00	4247 N PHEASANT RD	10/26/21	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$32,900	38.71	\$84,239	\$36,483	\$48,517	\$81,914	0.592	936	\$51.83	LLWC	10.6074	RANCH	
013-420-039-010-00	4365 N PHEASANT RD	05/17/21	\$123,900	PTA	03-ARM'S LENGTH	\$123,900	\$41,300	33.33	\$102,347	\$25,220	\$98,680	\$132,293	0.746	1,456	\$67.77	LLWC	4.7554	MODULAR	
013-420-042-016-00	4193 N HAZEL RD	10/05/22	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$33,300	35.43	\$71,487	\$26,925	\$67,075	\$76,436	0.878	936	\$71.66	LLWC	17.9171	RANCH	
013-420-046-011-33	4070 N CHIPMUNK	06/28/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,800	41.95	\$178,650	\$34,476	\$160,524	\$247,297	0.649	1,842	\$87.15	LLWC	4.9250	RANCH	
013-420-047-007-01	4153 N OWL RD	10/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,000	34.00	\$169,820	\$24,570	\$175,430	\$249,142	0.704	1,876	\$93.51	LLWC	0.5771	RANCH	
013-420-049-001-00	4315 N OWL RD	09/15/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$47,200	33.48	\$102,687	\$24,552	\$116,448	\$134,022	0.869	1,300	\$89.58	LLWC	17.0506	RANCH	
013-420-051-014-00	4081 N CHIPMUNK TRl	07/11/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$60,300	40.47	\$131,766	\$24,783	\$124,217	\$183,504	0.677	1,344	\$92.42	LLWC	2.1449	RANCH	
013-420-053-010-00	4255 N CHIPMUNK TRl	03/11/22	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$21,000	38.89	\$55,627	\$22,521	\$31,479	\$56,786	0.554	821	\$38.34	LLWC	14.4016	RANCH	
013-420-053-032-00	N ELDER RD	10/04/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$40,600	26.19	\$122,386	\$30,995	\$124,005	\$118,829	1.044	1,053	\$117.76	LLWC	34.5196	RANCH	
013-420-056-012-01	4063 N ELDER RD	08/17/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$80,300	37.88	\$199,135	\$33,649	\$178,351	\$283,853	0.628	1,680	\$106.16	LLWC	7.0042	RANCH	
013-420-062-020-01	4116 N BLACK BEAR TRl	05/27/21	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$94,600	43.59	\$235,474	\$36,895	\$180,105	\$340,616	0.529	2,909	\$61.91	LLWC	16.9602	RANCH	
013-420-062-028-00	4128 N BLACK BEAR TRAIL	09/30/21	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$19,900	30.62	\$52,399	\$23,999	\$41,001	\$48,714	0.842	672	\$61.01	LLWC	14.3311	RANCH	
013-420-063-009-12	4281 N MOLE	04/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$63,400	31.70	\$138,211	\$33,435	\$166,565	\$179,719	0.927	1,200	\$138.80	LLWC	22.8445	RANCH	
013-420-066-011-00	4062 N SHREW RD	10/01/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$53,400	29.67	\$134,453	\$26,245	\$153,755	\$185,605	0.828	2,380	\$64.60	LLWC	13.0032	BI-LEVEL	
013-420-067-062-00	4174 N PORCUPINE RD	08/20/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$54,000	36.61	\$135,699	\$25,517	\$121,983	\$188,991	0.645	1,247	\$97.82	LLWC	5.2923	2 STORY	
013-420-068-001-00	4211 N DEER RD	10/13/21	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$41,200	27.65	\$107,302	\$24,966	\$124,034	\$141,228	0.878	1,176	\$105.47	LLWC	17.9888	2 STORY	
013-420-069-007-27	4350 N SHREW RD	04/22/22	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$29,400	39.73	\$62,692	\$31,899	\$42,101	\$52,818	0.797	809	\$52.04	LLWC	9.8728	RANCH	
013-420-085-015-00	4094 N OTTER TRl	02/24/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,500	40.94	\$163,297	\$27,779	\$132,221	\$232,449	0.569	2,110	\$62.66	LLWC	12.9548	BI-LEVEL	
013-420-085-018-00	N OTTER TRl	02/24/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,500	40.94	\$163,297	\$27,779	\$132,221	\$232,449	0.569	2,110	\$62.66	LLWC	12.9548		
013-420-086-007-00	N OTTER TRAIL	09/17/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$139,300	58.04	\$290,058	\$84,193	\$155,807	\$311,373	0.500	2,275	\$68.49	LLWC	19.7978	RANCH	
Totals:			\$4,921,400			\$4,921,400	\$1,858,600		\$4,368,325		\$3,955,272	\$5,755,754			\$79.56		1.1179		
						Sale. Ratio =>		37.77					E.C.F. =>	0.687	Std. Deviation=>		0.16046955		
						Std. Dev. =>		8.79					Ave. E.C.F. =>	0.698	Ave. Variance=>		13.5755	Coefficient of Var=>	19.43892746

USE ECF 0.687 FOR LOST LAKE WOODS CLUB

US-23 & F-41 LOTS ECF ANALYSIS 4/1/21 TO 3/31/23

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		
012-021-100-060-00	5201 N US-23	09/30/21	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$24,400	25.82	\$65,147	\$9,854	\$84,646	\$84,931	0.997	864	\$97.97	US23	16.7184	RANCH		
012-021-200-016-00	5393 N US-23	10/20/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,800	38.67	\$140,228	\$30,291	\$134,709	\$168,864	0.798	1,921	\$70.12	US23	3.1730	BI-LEVEL		
013-140-000-006-00	6041 N US-23	05/14/21	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$33,000	26.40	\$88,517	\$22,220	\$102,780	\$101,833	1.009	864	\$118.96	US23	17.9836	2 STORY		
013-140-000-007-00	6009 N US-23	09/09/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,200	43.88	\$153,747	\$32,136	\$127,864	\$186,796	0.685	1,644	\$77.78	US23	14.4952	2 STORY		
013-140-000-009-00	5949 N US-23	08/31/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$44,000	36.67	\$118,792	\$21,570	\$98,430	\$149,334	0.659	1,520	\$64.76	US23	17.0338	CHALET		
Totals:			\$664,500			\$664,500	\$235,400		\$566,431		\$548,429	\$691,757			\$85.92		3.6660			
								Sale. Ratio =>	35.43					E.C.F. =>	0.793	Std. Deviation=>		0.166826772		
								Std. Dev. =>	7.92					Ave. E.C.F. =>	0.829	Ave. Variance=>		13.8808	Coefficient of Var=>	16.7346616

USE ECF 0.793 FOR US-23 & F-41 LOTS