

**Agricultural 101 ECF Analysis 2025 sales 4/1/22-3/31/24 all buildings alcona & alpena county**

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal Value Buildings	ECF	NOTE
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
072-001-000-351-00	\$205,000.00	12/29/2023	\$137,800.00	\$67,200.00	\$135,883.00	0.495	15806 CARR RD
053-005-000-301-12	\$147,000.00	8/26/2022	\$20,523.00	\$126,477.00	\$135,778.00	0.930	9065 WOLF CREEK RD
060-031-400-005-00	\$250,000.00	10/3/2022	\$147,429.00	\$102,571.00	\$195,720.00	0.524	1787 S KING RD
053-001-000-301-02	\$200,000.00	10/17/2022	\$43,178.00	\$156,822.00	\$209,574.00	0.748	9175 INDIAN RESERVE 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

**\$551,914.00      \$827,011.00      0.667**

**USE ECF 0.667 101 AGRICULTURE/FARM**

BALANCE OF TWP & BLACK RIVER ECF ANYLISIS 2025 SALES 4/1/2022-3/31/2024

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	Property Class
012-013-300-005-10	5656 N LAKESHORE DR	06/02/2023	\$227,500	WD	19-MULTI PARCEL ARM'S	\$227,500	\$81,100	35.65	\$172,364	\$58,554	\$168,946	\$204,790	0.825	1,428	\$118.31	'BLRVR	2.4615	RANCH	\$48,465	BLACK RIVER LOTS	401
012-015-300-010-00	4649 E BLACK RIVER RD	06/15/2022	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$27,900	32.63	\$58,364	\$33,790	\$51,710	\$46,383	1.115	1,059	\$48.83	'BLRVR	26.5262	RANCH	\$29,280	BLACK RIVER HUNTING	401
012-022-300-045-01	5150 N LAFAYE RD	08/25/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,200	42.90	\$135,042	\$16,070	\$128,930	\$209,827	0.614	2,112	\$61.05	'BLRVR	23.5128	RANCH	\$4,768	BLACK RIVER LOTS	401
013-120-000-004-01	5333 E BLACK RIVER RD	04/28/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,500	28.95	\$55,013	\$16,036	\$78,964	\$68,742	1.149	1,358	\$58.15	'BLRVR	29.9114	2 STORY	\$6,800	BLACK RIVER LOTS	401
013-120-000-025-00	5428 E BLACK RIVER RD	10/27/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$46,700	26.69	\$101,867	\$18,920	\$156,080	\$156,562	0.997	1,344	\$116.13	'BLRVR	14.7335	RANCH	\$13,200	BLACK RIVER LOTS	401
013-120-000-053-00	5638 E ALGER SMITH RD	02/16/2024	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$50,500	36.33	\$130,875	\$22,759	\$116,241	\$151,848	0.766	1,012	\$114.86	'BLRVR	8.4078	2 STORY	\$13,500	BLACK RIVER LOTS	401
013-120-000-058-03	5314 E BLACK RIVER RD	05/10/2023	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$29,200	64.89	\$58,436	\$7,720	\$37,280	\$89,446	0.417	1,248	\$29.87	'BLRVR	43.2799	RANCH	\$3,300	BLACK RIVER LOTS	401
013-305-000-013-00	5354 E ALGER SMITH	09/22/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$43,900	30.28	\$95,021	\$13,470	\$131,530	\$143,828	0.914	1,056	\$124.55	'BLRVR	6.4909	RANCH	\$6,215	BLACK RIVER	401
Totals:			\$1,057,000			\$1,057,000	\$369,000		\$806,982		\$869,681	\$1,071,426			\$83.97		3.7882				
								Sale. Ratio =>	34.91				E.C.F. =>	0.812		Std. Deviation=>	0.249579				
								Std. Dev. =>	12.25				Ave. E.C.F. =>	0.850		Ave. Variance=>	19.4155	Coefficient of Var=>	22.85285426		

USE 0.812 ECF BLACK RIVER & BALANCE OF TWP

## Commercial 201 ECF Analysis 2023 SALES 4/1/20-3/31/24 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
			<b>Totals</b>	<b>\$420,027.00</b>	<b>\$759,720.00</b>	<b>0.553</b>

No sales in Alcona Township

USE ECF 0.553 FOR COMMERCIAL 201

HUBBARD LAKE ECF ANYLISIS 2025 SALES 4/1/2022-3/31/2024

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	
010-027-300-007-00	4708 N MT MARIA RD	6/23/2023	\$574,000	PTA	03-ARM'S LENGTH	\$574,000	\$295,400	51.46	\$620,434	\$275,938	\$298,062	\$421,694	0.707	2,579	\$115.57	'HUBLK	63.5470	RANCH	\$270,000	
010-034-200-020-00	4476 N WEEKS BAY DR	9/9/2022	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,200	35.05	\$308,036	\$174,085	\$245,915	\$155,529	1.581	1,275	\$192.87	'HUBLK	23.8861	2 STORY	\$168,000	
011-030-200-085-00	4751 N HUBBARD LAKE RD	8/18/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$108,000	35.41	\$223,182	\$139,745	\$165,255	\$102,376	1.614	1,008	\$163.94	'HUBLK	27.1906	RANCH	\$135,000	
013-200-000-001-00	4226 N UNION ST	8/26/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$153,700	38.43	\$326,014	\$145,070	\$254,930	\$210,092	1.213	2,088	\$122.09	'HUBLK	12.8870	2 STORY	\$140,000	
013-290-000-009-00	5193 N PINE GROVE DR	12/1/2023	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$174,500	31.11	\$367,107	\$167,731	\$393,269	\$243,633	1.614	2,454	\$160.26	'HUBLK	27.1895	2 STORY	\$153,000	
013-340-000-003-00	4709 N HUBBARD LAKE RD	9/29/2023	\$504,180	WD	03-ARM'S LENGTH	\$504,180	\$193,100	38.30	\$403,003	\$207,245	\$296,935	\$240,193	1.236	2,211	\$134.30	'HUBLK	10.6056	2 STORY	\$202,500	
013-400-000-005-00	4309 N LAKE ST	4/20/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$108,000	32.73	\$275,271	\$202,745	\$127,255	\$88,988	1.430	902	\$141.08	'HUBLK	8.7733	RANCH	\$198,000	
Totals:			\$3,094,180			\$3,094,180	\$1,179,900		\$2,523,047		\$1,781,621	\$1,462,505			\$147.16		12.4093			
								Sale. Ratio =>	38.13			E.C.F. =>	1.218	Std. Deviation=>		0.327691275				
								Std. Dev. =>	6.71			Ave. E.C.F. =>	1.342	Ave. Variance=>		24.8685	Coefficient of Var=>	18.52687686		

USE 1.218 ECF FOR HUBBARD LAKE

HUBBARD LAKE BACKLOTS ECF ANYLISIS 2025 SALES 4/1/2022-3/31/2024

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	
010-027-300-007-00	4708 N MT MARIA RD	06/23/2023	\$574,000	PTA	03-ARM'S LENGTH	\$574,000	\$295,400	51.46	\$620,434	\$275,938	\$298,062	\$422,694	0.705	2,579	\$115.57	'HUBLK	62.0931	RANCH	HUBBARD LAKE WEST IMPROVED	\$270,000	HUBBARD LAKE WEST	
010-034-200-020-00	4476 N WEEKS BAY DR	09/09/2022	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,200	35.05	\$308,036	\$174,085	\$245,915	\$155,529	1.581	1,275	\$192.87	'HUBLK	25.5072	2 STORY	HUBBARD LAKE WEST IMPROVED	\$168,000	HUBBARD LAKE WEST	
013-205-000-060-00	N MT MARIA RD	10/04/2022	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,500	33.05	\$204,566	\$110,802	\$184,198	\$108,868	1.692	904	\$203.76	'HUBLK	36.5859	RANCH	HUBBARD LAKE WEST IMPROVED	\$105,000	HUBBARD LAKE WEST	
Totals:			\$1,289,000			\$1,289,000	\$540,100		\$1,133,036	\$728,175	\$687,091				\$170.74							
							Sale. Ratio =>	41.90			E.C.F. =>	1.060	Std. Deviation=>		0.54058788							
							Std. Dev. =>	10.10			Ave. E.C.F. =>	1.326	Ave. Variance=>		41.3954	Coefficient of Var=>		31.21639101				

USE 1.060 ECF HUBBARD LAKE BACK LOTS

## HUBBARD LAKE ECF ANYLISIS 2025 SALES 4/1/2022-3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
010-027-300-007-00	4708 N MT MARIA RD	6/23/2023	\$574,000	PTA	03-ARM'S LENGTH
010-034-200-020-00	4476 N WEEKS BAY DR	9/9/2022	\$420,000	WD	03-ARM'S LENGTH
011-030-200-085-00	4751 N HUBBARD LAKE RD	8/18/2023	\$305,000	WD	03-ARM'S LENGTH
013-200-000-001-00	4226 N UNION ST	8/26/2022	\$400,000	WD	03-ARM'S LENGTH
013-290-000-009-00	5193 N PINE GROVE DR	12/1/2023	\$561,000	WD	03-ARM'S LENGTH
013-340-000-003-00	4709 N HUBBARD LAKE RD	9/29/2023	\$504,180	WD	03-ARM'S LENGTH
013-400-000-005-00	4309 N LAKE ST	4/20/2022	\$330,000	WD	03-ARM'S LENGTH

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Totals: \$3,094,180

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$574,000	\$295,400	51.46	\$620,434	\$275,938	\$298,062
\$420,000	\$147,200	35.05	\$308,036	\$174,085	\$245,915
\$305,000	\$108,000	35.41	\$223,182	\$139,745	\$165,255
\$400,000	\$153,700	38.43	\$326,014	\$145,070	\$254,930
\$561,000	\$174,500	31.11	\$367,107	\$167,731	\$393,269
\$504,180	\$193,100	38.30	\$403,003	\$207,245	\$296,935
\$330,000	\$108,000	32.73	\$275,271	\$202,745	\$127,255
<b>\$3,094,180</b>	<b>\$1,179,900</b>		<b>\$2,523,047</b>		<b>\$1,781,621</b>
	Sale. Ratio =>	<b>38.13</b>			
	Std. Dev. =>	<b>6.71</b>			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$421,694	0.707	2,579	\$115.57	'HUBLK	63.5470
\$155,529	1.581	1,275	\$192.87	'HUBLK	23.8861
\$102,376	1.614	1,008	\$163.94	'HUBLK	27.1906
\$210,092	1.213	2,088	\$122.09	'HUBLK	12.8870
\$243,633	1.614	2,454	\$160.26	'HUBLK	27.1895
\$240,193	1.236	2,211	\$134.30	'HUBLK	10.6056
\$88,988	1.430	902	\$141.08	'HUBLK	8.7733
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\$1,462,505			\$147.16		12.4093
E.C.F. =>	1.218		Std. Deviation=>	0.327691275	
Ave. E.C.F. =>	1.342		Ave. Variance=>	24.8685	Coefficient of Var=>

**USE 1.218 ECF FOR HUBBARD LAKE**



<b>Building Style</b>	<b>Land Value</b>
<b>RANCH</b>	<b>\$270,000</b>
<b>2 STORY</b>	<b>\$168,000</b>
<b>RANCH</b>	<b>\$135,000</b>
<b>2 STORY</b>	<b>\$140,000</b>
<b>2 STORY</b>	<b>\$153,000</b>
<b>2 STORY</b>	<b>\$202,500</b>
<b>RANCH</b>	<b>\$198,000</b>

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**18.52687686**

HUNTING LAND ECF ANYLISIS 2025 SALES 4/1/2022-3/31/2024

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	
010-029-300-020-00	2400 W BEAVER DAM TRL	05/12/2022	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$100,800	34.76	\$201,694	\$154,402	\$135,598	\$128,775	1.053	1,757	\$77.18	'HUNT	3.1714	2 STORY	\$144,000	
011-020-200-010-00	5352 N ANDERSON RD	02/15/2024	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$51,700	25.86	\$132,414	\$84,510	\$115,390	\$67,280	1.715	896	\$128.78	'HUNT	69.3801	FARMHOUSE	\$80,000	
013-140-000-018-00	5624 N SAVERS RD	01/17/2024	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$32,000	47.76	\$85,827	\$53,623	\$13,377	\$45,230	0.296	0	#DIV/0!	'HUNT	72.5515	RANCH	\$53,411	
Totals:			\$556,900			\$556,900	\$184,500		\$419,935		\$264,365	\$241,285			#DIV/0!		7.5730			
								Sale. Ratio =>	33.13			E.C.F. =>	1.097	Std. Deviation=>		0.710189428				
								Std. Dev. =>	11.01			Ave. E.C.F. =>	1.021	Ave. Variance=>		48.3677	Coefficient of Var=>	47.3603125		

USE 1.097 ECF HUNTING

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

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Apprasial 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
				<b>\$598,742</b>	<b>\$1,123,464</b>	<b>0.533</b>	

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 & BACKLOTS ECF ANYLISIS 2025 SALES 4/1/2022-3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
012-025-200-005-00	4990 N LAKESHORE DR	10/06/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$149,200	39.26	\$307,396	\$203,135	\$176,865	\$158,298	1.117	1,344	\$131.60	'LKHUR	17.3187	RANCH	\$197,220		
012-025-300-020-01	4616 N LAKESHORE DR	05/04/2022	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$200,600	28.25	\$425,540	\$189,947	\$520,053	\$343,840	1.512	2,010	\$258.73	'LKHUR	22.2007	RANCH	\$180,000		
013-212-000-019-00	N LAKESHORE DR	08/04/2023	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$47,500	25.54	\$102,023	\$20,664	\$165,336	\$118,009	1.401	960	\$172.23	'LHBL	11.0567	2 STORY	\$13,080		
013-350-000-012-00	4348 N LAKESHORE DR	05/16/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,800	35.52	\$185,286	\$95,070	\$154,930	\$136,974	1.131	1,213	\$127.72	'LKHUR	15.9388	RANCH	\$90,000		
Totals:			\$1,526,000			\$1,526,000	\$486,100		\$1,020,245		\$1,017,184	\$757,121			\$172.57		5.3011				
								Sale. Ratio =>	31.85												
								Std. Dev. =>	6.35												
												E.C.F. =>	1.343	Std. Deviation=>		0.197408596					
												Ave. E.C.F. =>	1.290	Ave. Variance=>		16.6287	Coefficient of Var=>		12.88570947		

USE ECF 1.343 FOR LAKE HURON & LAKE HURON BACKLOTS

LOST LAKE WOODS ECF ANYLISIS 2025 SALES 4/1/2022-3/31/2024

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	
013-420-002-027-00	4140 N WOOD RD	09/06/2022	\$137,700	WD	03-ARM'S LENGTH	\$137,700	\$51,600	37.47	\$112,315	\$22,570	\$115,130	\$153,936	0.748	1,368	\$84.16	'LLWC	2.4197	RANCH	\$17,500	
013-420-004-014-00	4369 N RACCOON TRAIL	07/27/2022	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$70,800	50.61	\$155,447	\$27,660	\$112,240	\$219,188	0.512	1,596	\$70.33	'LLWC	26.0033	RANCH	\$17,500	
013-420-004-014-00	4369 N RACCOON TRAIL	04/13/2022	\$116,000	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	32.4577	RANCH	\$17,500	
013-420-007-021-00	4114 N COTTONTAIL TRL	05/23/2022	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$36,000	30.64	\$89,480	\$29,070	\$88,430	\$103,441	0.855	936	\$94.48	'LLWC	8.2779	RANCH	\$24,000	
013-420-014-001-00	4309 N COTTONTAIL TRL	01/11/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,500	53.75	\$45,598	\$21,736	\$18,264	\$40,859	0.447	480	\$38.05	'LLWC	32.5104	RANCH	\$17,500	
013-420-016-009-00	4059 N POPLAR RD	06/30/2022	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$64,400	38.33	\$140,909	\$26,355	\$141,645	\$196,490	0.721	1,638	\$86.47	'LLWC	5.1228	RANCH	\$17,500	
013-420-022-001-01	4104 N WEASEL TRL	06/20/2023	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$109,400	38.79	\$236,807	\$37,376	\$244,624	\$341,491	0.716	1,568	\$156.01	'LLWC	5.5764	2 STORY	\$21,500	
013-420-033-014-00	4287 N ASH RD	12/08/2023	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$34,500	46.94	\$73,095	\$26,519	\$46,981	\$79,753	0.589	806	\$58.29	'LLWC	18.3024	RANCH	\$19,500	
013-420-033-033-00	4270 N PHEASANT RD	07/22/2022	\$130,000	WD	19-MULTI PARCEL ARM'S	\$130,000	\$62,500	48.08	\$136,517	\$25,320	\$104,680	\$190,732	0.549	1,400	\$74.77	'LLWC	22.3272	RANCH	\$19,500	
013-420-036-006-28	4035 N PHEASANT RD	06/02/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$83,700	34.88	\$180,413	\$31,678	\$208,322	\$254,683	0.818	1,998	\$104.27	'LLWC	4.5861	2 STORY	\$23,500	
013-420-037-003-00	4125 N PHEASANT RD	01/17/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,600	36.72	\$182,630	\$40,827	\$154,173	\$206,409	0.747	1,680	\$91.77	'LLWC	2.5175	RANCH	\$28,500	
013-420-038-032-00	4266 N HAZEL RD	10/20/2023	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$30,300	52.24	\$78,297	\$27,835	\$30,165	\$73,452	0.411	921	\$32.75	'LLWC	36.1428	RANCH	\$24,000	
013-420-039-021-00	4316 N HAZEL RD	12/20/2023	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,900	47.80	\$50,161	\$23,660	\$26,340	\$45,378	0.580	602	\$43.75	'LLWC	19.1647	RANCH	\$19,500	
013-420-041-034-00	4080 N OWL RD	09/07/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,800	33.63	\$115,322	\$26,570	\$133,430	\$151,972	0.878	1,100	\$121.30	'LLWC	10.5886	RANCH	\$21,500	
013-420-042-016-00	4193 N HAZEL RD	10/05/2022	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$33,300	35.43	\$71,487	\$26,925	\$67,075	\$76,435	0.878	936	\$71.66	'LLWC	10.5438	RANCH	\$19,500	
013-420-043-012-14	4265 N HAZEL RD	02/29/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$43,900	23.11	\$109,585	\$44,683	\$145,317	\$94,471	1.538	1,018	\$142.75	'LLWC	76.6113	RANCH	\$33,000	
013-420-043-035-37	4284 N OWL RD	06/29/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,700	35.58	\$91,297	\$25,860	\$94,140	\$112,049	0.840	1,083	\$86.93	'LLWC	6.8063	RANCH	\$19,500	
013-420-046-011-33	4070 N CHIPMUNK TRL	06/28/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,800	41.95	\$178,650	\$34,476	\$160,524	\$247,296	0.649	1,842	\$87.15	'LLWC	12.2988	RANCH	\$25,500	
013-420-049-001-00	4315 N OWL RD	09/15/2022	\$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	9.6767	RANCH	\$17,500	
013-420-049-008-00	4355 N OWL RD	09/13/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,300	39.22	\$75,225	\$21,920	\$68,080	\$91,275	0.746	1,014	\$67.14	'LLWC	2.6227	RANCH	\$17,500	
013-420-049-038-00	4398 N CHIPMUNK TRL	09/06/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500	35.96	\$182,636	\$29,212	\$205,788	\$262,712	0.783	1,680	\$122.49	'LLWC	1.1217	MODULAR	\$19,500	
013-420-051-014-00	4081 N CHIPMUNK TRL	07/11/2022	\$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	5.9188	RANCH	\$17,500	
013-420-053-030-00	4256 N ELDER RD	10/04/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$40,600	26.19	\$87,551	\$24,245	\$130,755	\$108,586	1.204	1,053	\$124.17	'LLWC	43.2056	BI-LEVEL	\$19,500	
013-420-059-021-01	2433 E FOX RD	08/21/2023	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$53,100	48.72	\$113,845	\$25,272	\$83,728	\$151,666	0.552	1,212	\$69.08	'LLWC	22.0050	RANCH	\$19,500	
013-420-063-009-12	4281 N MOLE RD	04/22/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$63,400	31.70	\$138,211	\$33,435	\$166,565	\$179,718	0.927	1,200	\$138.80	'LLWC	15.4708	RANCH	\$21,500	
013-420-066-035-38	4098 N SHREW RD	05/16/2023	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$72,800	46.37	\$154,559	\$38,146	\$118,854	\$199,337	0.596	2,283	\$52.06	'LLWC	17.5858	RANCH	\$27,500	
013-420-067-058-00	4166 N PORCUPINE RD	06/28/2023	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$40,200	30.69	\$85,758	\$23,320	\$107,680	\$106,914	1.007	1,048	\$102.75	'LLWC	23.5060	RANCH	\$17,500	
013-420-069-004-24	4331 N BURR OAK RD	12/04/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$121,400	37.35	\$262,235	\$35,855	\$289,145	\$387,967	0.745	2,945	\$98.18	'LLWC	2.6822	TRI-LEVEL	\$30,460	
013-420-069-007-27	4350 N SHREW RD	04/22/2022	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$29,400	39.73	\$62,692	\$13,899	\$42,101	\$52,818	0.797	809	\$52.04	'LLWC	2.4991	RANCH	\$19,500	
013-420-069-025-00	4348 N SHREW RD	07/01/2022	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$20,500	27.33	\$44,245	\$15,833	\$59,167	\$48,734	1.214	543	\$108.96	'LLWC	44.1976	RANCH	\$8,750	
013-420-076-018-00	2256 E PANTHER TRL	10/07/2023	\$105,900	WD	03-ARM'S LENGTH	\$105,900	\$33,400	31.54	\$70,968	\$23,660	\$82,240	\$81,006	1.015	816	\$100.78	'LLWC	24.3129	RANCH	\$19,500	
013-420-077-009-10	4143 N CHERRY RD	06/09/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$38,900	43.22	\$83,027	\$21,920	\$68,080	\$104,635	0.651	1,208	\$56.36	'LLWC	12.1462	RANCH	\$17,500	
Totals:			#####			#####	\$1,727,500		\$3,785,067		\$3,642,372	\$4,877,663			\$86.71		2.4105			
							Sale. Ratio =>	38.03				E.C.F. =>	0.748		Std. Deviation=>	0.2415869				
							Std. Dev. =>	8.72				Ave. E.C.F. =>	0.772		Ave. Variance=>	17.5878	Coefficient of Var=>	22.77899915		

USE ECF 0.748 FOR LOST LAKE WOODS CLUB & LAKE LOTS

US-23 & F-41 ECF ANYLISIS 2025 SALES 4/1/2022-3/31/2024

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	
012-007-200-010-00	6465 N US-23	08/04/2023	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$78,400	44.07	\$169,575	\$29,362	\$148,538	\$203,592	0.730	1,344	\$110.52	'US23	23.4954	MODULAR	\$17,235	
012-007-200-018-00	6315 N US-23	09/18/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,300	49.65	\$215,466	\$27,561	\$172,439	\$268,819	0.641	2,770	\$62.25	'US23	32.3072	RANCH	\$14,200	
012-021-100-090-00	5190 N US-23	06/29/2022	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$29,600	18.50	\$63,269	\$23,915	\$136,085	\$60,448	2.251	2,052	\$66.32	'US23	128.6733	MODULAR	\$16,000	
012-021-200-016-00	5393 N US-23	10/20/2022	\$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	16.6804	BI-LEVEL	\$11,400	
012-021-400-008-01	5145 N LAFAVE RD	11/22/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,900	39.94	\$155,749	\$20,375	\$159,625	\$193,668	0.824	1,767	\$90.34	'US23	14.0321	RANCH	\$12,384	
012-027-300-015-00	4745 N US-23	07/24/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,400	37.88	\$138,852	\$26,332	\$143,668	\$174,570	0.823	1,260	\$114.02	'US23	14.1558	2 STORY	\$18,289	
013-140-000-007-00	6009 N US-23	09/09/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,200	43.88	\$153,747	\$32,136	\$127,864	\$186,795	0.685	1,644	\$77.78	'US23	28.0025	2 STORY	\$16,500	
Totals:			\$1,212,900			\$1,212,900	\$477,600		\$1,036,886		\$1,022,928	\$1,256,756			\$84.48		15.0597			
								Sale. Ratio =>	39.38			E.C.F. =>	0.814	Std. Deviation=>		0.57172658				
								Std. Dev. =>	9.88			Ave. E.C.F. =>	0.965	Ave. Variance=>		36.7638	Coefficient of Var=>		38.11536602	

USE ECF 0.814 FOR US-23 & F-41 LOTS