

													Dev. by Mean	Other Parcels in Sale
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	(%)	
011-002-000-1900-13	101 E NORTH GROVE RD	10/28/22	\$230,000	WD	\$230,000	\$10,452	\$219,548	\$276,145	0.795	1,989	\$110.38	RES	28.1840	
011-002-000-1900-14	77 E NORTH GROVE RD	02/06/23	\$140,000	WD	\$140,000	\$8,835	\$131,165	\$180,242	0.728	1,620	\$80.97	RES	34.9171	
011-003-000-2600-00	3752 MERTZ RD	11/09/21	\$67,250	WD	\$67,250	\$5,400	\$61,850	\$87,079	0.710	987	\$62.66	RES	36.6614	
011-005-000-6400-00	2070 WATERMAN RD	10/15/21	\$195,000	WD	\$195,000	\$32,901	\$162,099	\$151,135	1.073	1,456	\$111.33	RES	0.4344	
011-007-000-3500-00	4420 CHAMBERS RD	10/21/21	\$250,000	WD	\$250,000	\$34,103	\$215,897	\$159,929	1.350	1,032	\$209.20	RES	27.3065	
011-007-000-3800-00	2604 O'BRIEN RD	11/10/21	\$20,000	WD	\$20,000	\$6,400	\$13,600	\$3,495	3.892	0	\$0.00	RES	281.4922	
011-008-000-1500-00	2425 WATERMAN RD	02/23/23	\$173,000	WD	\$173,000	\$24,500	\$148,500	\$145,969	1.017	1,427	\$104.06	RES	5.9551	
011-008-000-3000-05	LEIX RD	06/28/21	\$95,000	WD	\$95,000	\$10,340	\$84,660	\$19,273	4.393	0	\$0.00	RES	331.5824	
011-009-000-1300-07	4387 LEIX RD	08/20/21	\$475,000	WD	\$475,000	\$30,000	\$445,000	\$456,207	0.975	2,684	\$165.80	RES	10.1453	
011-009-000-1800-00	1661 AMBROSE RD	04/23/21	\$115,000	WD	\$115,000	\$18,000	\$97,000	\$135,194	0.717	1,512	\$64.15	RES	35.9398	
011-010-000-1100-03	4314 MERTZ RD	11/10/22	\$163,512	WD	\$163,512	\$9,350	\$154,162	\$167,962	0.918	982	\$156.99	RES	15.9046	
011-012-000-0100-04	4080 CAT LAKE RD	02/23/23	\$268,320	WD	\$268,320	\$14,365	\$253,955	\$204,640	1.241	2,405	\$105.59	RES	16.4096	
011-013-000-1200-03	4705 SCHOTT RD	05/07/21	\$150,000	WD	\$150,000	\$6,360	\$143,640	\$188,493	0.762	1,440	\$99.75	RES	31.4844	
011-013-000-1600-00	1715 PHELPS LAKE RD	03/09/22	\$138,500	WD	\$138,500	\$8,900	\$129,600	\$147,151	0.881	1,496	\$86.63	RES	19.6159	
011-013-000-2050-01	4875 SCHOTT RD	11/03/21	\$328,700	WD	\$328,700	\$23,712	\$304,988	\$286,186	1.066	1,404	\$217.23	RES	1.1190	
011-013-000-2400-00	1855 PHELPS LAKE RD	03/08/22	\$200,900	WD	\$200,900	\$30,300	\$170,600	\$142,459	1.198	1,512	\$112.83	RES	12.0649	
011-013-000-2400-00	1855 PHELPS LAKE RD	07/22/22	\$215,000	WD	\$215,000	\$30,300	\$184,700	\$151,895	1.216	1,512	\$122.16	RES	13.9086	
011-013-000-2600-01	1905 PHELPS LAKE RD	05/26/22	\$75,000	WD	\$75,000	\$9,500	\$65,500	\$49,253	1.330	924	\$70.89	RES	25.2971	
011-015-000-0225-00	339 O'BRIEN RD	01/21/22	\$145,700	WD	\$145,700	\$7,427	\$138,273	\$106,262	1.301	864	\$160.04	RES	22.4361	
011-015-000-1300-02	1350 BLACKMORE RD	06/25/21	\$75,000	WD	\$75,000	\$5,000	\$70,000	\$96,971	0.722	1,491	\$46.95	RES	35.5020	
011-015-000-1700-00	845 O'BRIEN RD	11/09/21	\$100,000	WD	\$100,000	\$5,600	\$94,400	\$103,630	0.911	1,256	\$75.16	RES	16.5951	
011-015-000-1800-07	4595 CONRAD RD	06/02/21	\$168,000	PTA	\$168,000	\$11,460	\$156,540	\$177,950	0.880	1,790	\$87.45	RES	19.7202	
011-015-000-2900-02	4870 MERTZ RD	10/19/22	\$220,000	WD	\$220,000	\$6,440	\$213,560	\$276,480	0.772	2,028	\$105.31	RES	30.4461	
011-016-000-0225-02	1835 O'BRIEN RD	02/25/22	\$147,000	WD	\$147,000	\$9,500	\$137,500	\$166,689	0.825	1,624	\$84.67	RES	25.1999	
011-016-000-2400-00	4815 LEIX RD	12/19/22	\$183,000	WD	\$183,000	\$16,486	\$166,514	\$179,549	0.927	1,703	\$97.78	RES	14.9484	
011-016-000-2800-02	1515 BLACKMORE RD	07/22/22	\$160,000	WD	\$160,000	\$5,760	\$154,240	\$165,098	0.934	1,404	\$109.86	RES	14.2656	
011-016-000-3000-00	1685 W BLACKMORE RD	08/12/22	\$178,000	WD	\$178,000	\$39,924	\$138,076	\$200,341	0.689	1,440	\$95.89	RES	38.7680	011-016-000-3100-00
011-017-000-0800-01	4744 LEIX RD	03/18/22	\$249,000	WD	\$249,000	\$23,340	\$225,660	\$189,608	1.190	1,832	\$123.18	RES	11.3254	
011-017-000-2100-02	4800 LEIX RD	04/09/21	\$119,000	WD	\$119,000	\$28,039	\$90,961	\$171,065	0.532	1,782	\$51.04	RES	54.5152	
011-018-000-2310-00	2601 O'BRIEN RD	05/13/21	\$129,900	WD	\$129,900	\$36,105	\$93,795	\$150,244	0.624	1,704	\$55.04	RES	45.2601	
011-018-000-2350-00	2607 O'BRIEN RD	12/27/21	\$200,000	WD	\$200,000	\$27,552	\$172,448	\$115,196	1.497	1,404	\$122.83	RES	42.0108	
011-018-000-3100-00	2630 BLACKMORE RD	01/12/23	\$260,000	WD	\$260,000	\$32,410	\$227,590	\$148,484	1.533	1,408	\$161.64	RES	45.5869	
011-018-000-4300-13	2615 W BLACKMORE RD	09/14/21	\$220,000	WD	\$220,000	\$37,314	\$182,686	\$251,635	0.726	1,583	\$115.40	RES	35.0890	
011-019-000-1600-02	2660 W SNOVER RD	04/23/21	\$58,100	MLC	\$58,100	\$8,762	\$49,338	\$46,991	1.050	1,116	\$44.21	RES	2.6952	
011-020-000-1225-00	5355 CHAMBERS RD	07/29/22	\$230,000	WD	\$230,000	\$53,595	\$176,405	\$170,275	1.036	1,404	\$125.64	RES	4.0886	
011-020-000-1430-00	2462 SNOVER RD	02/06/23	\$35,000	WD	\$35,000	\$5,183	\$29,817	\$49,383	0.604	1,456	\$20.48	RES	47.3102	
011-020-000-2600-05	5414 LEIX RD	05/24/21	\$60,000	QC	\$60,000	\$11,521	\$48,479	\$36,287	1.336	924	\$52.47	RES	25.9084	
011-020-000-2600-11	5476 LEIX RD	11/07/22	\$126,500	WD	\$126,500	\$9,400	\$117,100	\$129,400	0.905	1,432	\$81.77	RES	17.1944	
011-022-000-1100-03	5260 MERTZ RD	08/03/21	\$75,000	WD	\$75,000	\$29,613	\$45,387	\$42,218	1.075	696	\$65.21	RES	0.1825	
011-022-000-1350-01	5300 MERTZ RD	03/11/22	\$230,000	WD	\$230,000	\$24,506	\$205,494	\$199,495	1.030	1,738	\$118.24	RES	4.6814	
011-022-000-2000-03	48 W SNOVER RD	01/26/22	\$282,000	WD	\$282,000	\$7,100	\$274,900	\$265,726	1.035	1,399	\$196.50	RES	4.2362	
011-023-000-0850-00	5130 MAIER RD	12/29/22	\$70,000	WD	\$70,000	\$22,500	\$47,500	\$47,824	0.993	924	\$51.41	RES	8.3652	
011-023-000-1100-03	5321 S MERTZ RD	09/12/22	\$127,000	WD	\$127,000	\$5,520	\$121,480	\$85,867	1.415	1,176	\$103.30	RES	33.7867	
011-023-000-1700-00	5465 MERTZ RD	09/29/21	\$125,000	PTA	\$125,000	\$12,300	\$112,700	\$162,901	0.692	1,144	\$98.51	RES	38.5057	
011-023-000-1800-00	25 E SNOVER RD	10/25/22	\$155,000	WD	\$155,000	\$5,160	\$149,840	\$155,417	0.964	1,622	\$92.38	RES	11.2774	
011-023-000-1900-04	215 E SNOVER RD	10/15/21	\$155,000	WD	\$155,000	\$13,680	\$141,320	\$164,548	0.859	1,620	\$87.23	RES	21.8050	
011-025-000-0400-00	5643 SCHOTT RD	04/26/21	\$270,000	WD	\$270,000	\$81,705	\$188,295	\$191,446	0.984	2,364	\$79.65	RES	9.3345	
011-026-000-1540-00	5841 MERTZ RD	06/18/21	\$115,000	WD	\$115,000	\$6,574	\$108,426	\$65,203	1.663	1,248	\$86.88	RES	58.6002	
011-026-000-1700-00	896 W SAGINAW RD	07/02/21	\$230,000	WD	\$230,000	\$22,500	\$207,500	\$185,209	1.120	2,664	\$77.89	RES	4.3466	
011-026-000-1900-04	950 SAGINAW RD	09/03/21	\$179,900	WD	\$179,900	\$14,715	\$165,185	\$145,676	1.134	1,317	\$125.43	RES	5.7034	
011-027-000-0100-01	69 W SNOVER RD	06/16/22	\$159,900	WD	\$159,900	\$23,000	\$136,900	\$109,574	1.249	1,008	\$135.81	RES	17.2502	

011-027-000-0100-02	105 W SNOVER RD	07/06/22	\$408,000	WD	\$408,000	\$50,280	\$357,720	\$268,991	1.330	1,560	\$229.31	RES	25.2972	
011-027-000-0815-00	445 W SNOVER RD	11/16/22	\$113,500	WD	\$113,500	\$7,079	\$106,421	\$152,433	0.698	1,352	\$78.71	RES	37.8739	
011-027-000-1900-02	6465 CONRAD RD	03/31/23	\$94,000	WD	\$94,000	\$6,840	\$87,160	\$138,688	0.628	1,296	\$67.25	RES	44.8425	
011-027-000-1900-04	1395 W SAGINAW RD	08/18/22	\$345,002	WD	\$345,002	\$35,140	\$309,862	\$258,766	1.197	1,672	\$185.32	RES	12.0574	
011-029-000-0900-00	5680 LEIX RD	11/12/21	\$190,500	WD	\$190,500	\$44,400	\$146,100	\$127,910	1.142	1,232	\$118.59	RES	6.5324	
011-029-000-1400-03	5545 CHAMBERS RD	07/14/22	\$78,000	WD	\$78,000	\$5,480	\$72,520	\$52,005	1.394	1,216	\$59.64	RES	31.7607	
011-029-000-1400-15	2401 SNOVER RD	06/18/21	\$265,000	PTA	\$265,000	\$16,830	\$248,170	\$251,069	0.988	1,792	\$138.49	RES	8.8435	
011-029-000-2925-00	2360 WAGON RD	07/01/22	\$280,000	WD	\$280,000	\$30,330	\$249,670	\$209,757	1.190	1,582	\$157.82	RES	11.3396	
011-029-000-3750-00	5770 LEIX RD	08/12/22	\$281,000	WD	\$281,000	\$14,375	\$266,625	\$321,126	0.830	2,414	\$110.45	RES	24.6604	
011-030-000-3500-00	5550 CHAMBERS RD	12/22/21	\$152,000	WD	\$152,000	\$6,720	\$145,280	\$152,401	0.953	1,436	\$101.17	RES	12.3611	
011-030-000-3800-04	5720 CHAMBERS RD	10/04/22	\$179,900	WD	\$179,900	\$23,724	\$156,176	\$166,979	0.935	1,404	\$111.24	RES	14.1581	
011-030-000-3950-00	5757 WASHBURN RD	12/12/22	\$160,000	WD	\$160,000	\$37,177	\$122,823	\$127,543	0.963	936	\$131.22	RES	11.3894	
011-032-000-0200-00	6100 LEIX RD	09/01/22	\$65,000	WD	\$65,000	\$5,480	\$59,520	\$80,936	0.735	954	\$62.39	RES	34.1487	
011-032-000-0850-01	6601 NORTH LAKE RD	12/30/21	\$232,500	WD	\$232,500	\$31,997	\$200,503	\$232,717	0.862	2,136	\$93.87	RES	21.5314	
011-032-000-0850-02	6631 NORTH LAKE RD	04/08/22	\$370,000	QC	\$370,000	\$96,429	\$273,571	\$272,946	1.002	1,670	\$163.81	RES	7.4596	
011-034-000-1000-04	6517 CONRAD RD	11/02/21	\$225,000	WD	\$225,000	\$32,406	\$192,594	\$181,132	1.063	1,344	\$143.30	RES	1.3604	
011-034-000-1500-00	6815 CONRAD RD	05/05/22	\$460,000	WD	\$460,000	\$232,840	\$227,160	\$218,565	1.039	1,404	\$161.79	AGRIC	3.7560	
011-035-000-0500-00	687 W SAGINAW RD	12/03/21	\$99,493	WD	\$99,493	\$7,000	\$92,493	\$165,762	0.558	1,728	\$53.53	RES	51.8902	
011-035-000-0500-00	687 W SAGINAW RD	12/16/21	\$100,493	WD	\$100,493	\$7,000	\$93,493	\$165,762	0.564	1,728	\$54.10	RES	51.2869	
011-035-000-0900-00	777 SAGINAW RD	08/10/21	\$160,160	WD	\$160,160	\$5,680	\$154,480	\$168,657	0.916	1,200	\$128.73	RES	16.0942	
Totals:			\$12,797,730		\$12,797,730		\$11,137,114	\$11,419,492			\$103.76		10.1615	
								E.C.F. =>	0.975		Std. Deviation=>	0.58314277	Coefficient of	
Agriculture E.C.F.								Ave. E.C.F. =>	1.077		Ave. Variance=>	29.9156	Var=>	27.77968817

All sales within district were reviewed and the ECF of 1.077 was implemented based on this review. Location is a significant value indicator and there were inadequate sales of ag properties to reflect the best ECF.

****Following are Agricultural Sales only to be used as backup information.****

													Dev. by Mean	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	(%)	Other Parcels in Sale
011-006-000-3000-06	3635 WASHBURN RD	01/29/18	\$1,600,000	WD	\$1,600,000	\$928,070	\$671,930	\$80,501	8.347	576	\$1,166.55	AGRIC	651.3408	011-006-000-3200-01
011-015-000-0500-00	745 O'BRIEN RD	03/26/20	\$242,000	WD	\$242,000	\$71,250	\$170,750	\$197,836	0.863	1,260	\$135.52	AGRIC	97.0351	
011-015-000-0500-00	745 O'BRIEN RD	01/23/17	\$153,000	WD	\$153,000	\$71,250	\$81,750	\$197,836	0.413	1,260	\$64.88	AGRIC	142.0219	
011-017-000-1300-01	2301 BLACKMORE RD	10/06/21	\$525,000	WD	\$525,000	\$497,789	\$27,211	\$251,432	0.108	2,340	\$11.63	AGRIC	172.5217	
011-024-000-0300-00	5205 SCHOTT RD	10/05/20	\$179,000	WD	\$179,000	\$150,000	\$29,000	\$104,292	0.278	834	\$34.77	AGRIC	155.5374	
011-034-000-1500-00	6815 CONRAD RD	05/05/22	\$460,000	WD	\$460,000	\$243,360	\$216,640	\$218,565	0.991	1,404	\$154.30	AGRIC	84.2246	
		Totals:	\$3,159,000		\$3,159,000		\$1,197,281	\$1,050,460			\$261.27		41.0506	
								E.C.F. =>	1.140		Std. Deviation=>	3.20898807	Coefficient of	
								Ave. E.C.F. =>	1.833		Ave. Variance=>	217.1136	Var=>	118.4186373

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by	
													Mean (%)	Other Parcels in Sale
011-002-000-1105-00	3601 MERTZ RD	06/15/20	\$480,000	LC	\$480,000	\$69,808	\$410,192	\$1,012,578	0.405	19,200	\$21.36	COM T	3.7477	
011-003-000-0200-00	3500 W MERTZ RD	03/22/21	\$340,000	WD	\$340,000	\$36,513	\$303,487	\$413,815	0.733	4,992	\$60.79	COM T	29.0815	011-003-000-0400-00
011-027-000-0650-00	277 W SNOVER RD	06/17/19	\$55,000	PTA	\$55,000	\$30,076	\$24,924	\$131,709	0.189	3,628	\$6.87	COM T	25.3338	
Totals:			\$875,000		\$875,000		\$738,603	\$1,558,102			\$29.68		3.1467	
									E.C.F. =>	0.474	Std. Deviation=>	0.27401	Coefficient of	
									Ave. E.C.F. =>	0.443	Ave. Variance=>	19.3876	Var=>	43.80661334
<u>Commercial Township E.C.F.</u>														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by	
													Mean (%)	Other Parcels in Sale
040-025-000-1700-00	218 W MAIN ST	03/02/22	\$115,000	WD	\$115,000	\$45,571	\$69,429	\$204,260	0.340	4,764	\$14.57	COM V	16.1199	
040-500-103-0230-00	6011 FULTON ST	04/19/19	\$40,000	WD	\$40,000	\$6,976	\$33,024	\$126,260	0.262	5,970	\$5.53	COM V	23.9548	
040-500-103-0250-00	6017 FULTON ST	10/28/19	\$18,000	WD	\$18,000	\$4,865	\$13,135	\$143,627	0.091	3,014	\$4.36	COM V	40.9651	
040-500-109-0100-00	MAIN ST	02/05/22	\$70,000	WD	\$70,000	\$14,690	\$55,310	\$134,490	0.411	3,744	\$14.77	COM V	8.9846	
040-500-109-0100-00	MAIN ST	03/09/23	\$250,000	WD	\$250,000	\$14,690	\$235,310	\$134,490	1.750	3,744	\$62.85	COM V	124.8543	
040-500-302-1200-00	5 E MAIN ST	03/20/21	\$24,000	WD	\$24,000	\$4,851	\$19,149	\$125,317	0.153	3,496	\$5.48	COM V	34.8299	
Totals:			\$517,000		\$517,000		\$425,357	\$868,443			\$17.93		1.1311	
									E.C.F. =>	0.490	Std. Deviation=>	0.62280	Coefficient of	
									Ave. E.C.F. =>	0.501	Ave. Variance=>	19.3876	Var=>	38.6898963
<u>Commercial Village E.C.F.</u>														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by	
													Mean (%)	Other Parcels in Sale
040-025-000-2000-00	429 E MAIN ST	03/22/23	\$230,000	WD	\$230,000	\$102,893	\$127,107	\$641,366	0.198	14,528	\$8.75	OHMER	22.3099	
040-025-000-3400-00	311 OHMER RD	09/26/22	\$186,000	PTA	\$186,000	\$26,111	\$159,889	\$256,328	0.624	4,000	\$39.97	OHMER	20.2487	
040-025-000-7700-01	OHMER RD	12/30/20	\$372,300	WD	\$372,300	\$56,938	\$315,362	\$713,663	0.442	19,792	\$15.93	OHMER	2.0612	040-025-000-7800-00
Totals:			\$788,300		\$788,300		\$602,358	\$1,611,356			\$21.55		4.7460	
									E.C.F. =>	0.374	Std. Deviation=>	0.21354	Coefficient of	
									Ave. E.C.F. =>	0.421	Ave. Variance=>	14.8733	Var=>	35.30486593
<u>Commercial Ohmer Rd. E.C.F.</u>														

Due to lack of sales in the time frame, we have added historical sales.

											Dev. by Mean	
Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	(%)	Other Parcels in Sale
020-015-000-5900-00	04/01/16	\$245,000	LC	\$245,000	\$97,333	\$147,667	\$354,442	0.417	20,738	\$7.12	4.7717	
020-027-000-0100-02	10/18/17	\$148,256	MLC	\$148,256	\$83,322	\$64,934	\$378,124	0.172	74,400	\$0.87	29.2608	
006-004-000-1800-00	08/30/19	\$81,900	WD	\$81,900	\$22,752	\$59,148	\$100,579	0.588	11,692	\$5.06	12.3740	
035-033-000-4525-00	10/23/19	\$160,000	MLC	\$160,000	\$16,646	\$143,354	\$222,108	0.645	7,200	\$19.91	18.1090	
050-500-126-1000-00	09/15/22	\$350,000	WD	\$350,000	\$46,717	\$303,283	\$468,602	0.647	14,212	\$21.34	18.2873	
043-500-108-0700-00	10/26/22	\$70,000	WD	\$70,000	\$20,328	\$49,672	\$156,715	0.317	3,462	\$14.35	14.7378	
Totals:		\$1,055,156		\$1,055,156		\$768,058	\$1,680,570			\$11.44	0.7313	
								E.C.F. =>	0.457			
								Ave. E.C.F. =>	0.464			
<u>Industrial E.C.F.</u>												

Due to lack of sales in the time frame, we have added historical sales.
Similar properties were also added from other units within the County.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by	
													Mean (%)	Other Parcels in Sale
011-002-000-1900-13	101 E NORTH GROVE RD	10/28/22	\$230,000	WD	\$230,000	\$12,012	\$217,988	\$276,145	0.789	1,989	\$109.60	RES	14.8242	
011-002-000-1900-14	77 E NORTH GROVE RD	02/06/23	\$140,000	WD	\$140,000	\$10,368	\$129,632	\$180,242	0.719	1,620	\$80.02	RES	21.8429	
011-003-000-2300-00	474 NORTH GROVE RD	05/06/22	\$160,000	WD	\$160,000	\$8,512	\$151,488	\$200,986	0.754	1,224	\$123.76	RES	18.3917	
011-003-000-2600-00	3752 MERTZ RD	11/09/21	\$67,250	WD	\$67,250	\$6,365	\$60,885	\$92,811	0.656	987	\$61.69	RES	28.1630	
011-005-000-6400-00	2070 WATERMAN RD	10/15/21	\$195,000	WD	\$195,000	\$43,624	\$151,376	\$161,143	0.939	1,456	\$103.97	RES	0.1752	
011-007-000-3500-00	4420 CHAMBERS RD	10/21/21	\$250,000	WD	\$250,000	\$45,109	\$204,891	\$170,523	1.202	1,032	\$198.54	RES	26.3907	
011-008-000-1500-00	2425 WATERMAN RD	02/23/23	\$173,000	WD	\$173,000	\$24,500	\$148,500	\$145,969	1.017	1,427	\$104.06	RES	7.9696	
011-009-000-1300-07	4387 LEIX RD	08/20/21	\$475,000	WD	\$475,000	\$40,000	\$435,000	\$486,386	0.894	2,684	\$162.07	RES	4.3288	
011-009-000-1800-00	1661 AMBROSE RD	04/23/21	\$115,000	WD	\$115,000	\$19,000	\$96,000	\$144,148	0.666	1,512	\$63.49	RES	27.1659	
011-010-000-1100-03	4314 MERTZ RD	11/10/22	\$163,512	WD	\$163,512	\$10,858	\$152,654	\$167,962	0.909	982	\$155.45	RES	2.8777	
011-012-000-0100-04	4080 CAT LAKE RD	02/23/23	\$268,320	WD	\$268,320	\$15,883	\$252,437	\$204,640	1.234	2,405	\$104.96	RES	29.5925	
011-013-000-1200-03	4705 SCHOTT RD	05/07/21	\$150,000	WD	\$150,000	\$7,721	\$142,279	\$200,985	0.708	1,440	\$98.80	RES	22.9732	
011-013-000-1600-00	1715 PHELPS LAKE RD	03/09/22	\$138,500	WD	\$138,500	\$10,430	\$128,070	\$156,894	0.816	1,496	\$85.61	RES	12.1355	
011-013-000-2050-01	4875 SCHOTT RD	11/03/21	\$328,700	WD	\$328,700	\$23,834	\$304,866	\$305,088	0.999	1,404	\$217.14	RES	6.1632	
011-013-000-2400-00	1855 PHELPS LAKE RD	03/08/22	\$200,900	WD	\$200,900	\$40,325	\$160,575	\$151,895	1.057	1,512	\$106.20	RES	11.9506	
011-013-000-2400-00	1855 PHELPS LAKE RD	07/22/22	\$215,000	WD	\$215,000	\$40,325	\$174,675	\$151,895	1.150	1,512	\$115.53	RES	21.2334	
011-013-000-2600-01	1905 PHELPS LAKE RD	05/26/22	\$75,000	WD	\$75,000	\$11,000	\$64,000	\$49,253	1.299	924	\$69.26	RES	36.1763	
011-015-000-0225-00	339 O'BRIEN RD	01/21/22	\$145,700	WD	\$145,700	\$8,748	\$136,952	\$113,298	1.209	864	\$158.51	RES	27.1142	
011-015-000-1300-02	1350 BLACKMORE RD	06/25/21	\$75,000	WD	\$75,000	\$5,800	\$69,200	\$103,420	0.669	1,491	\$46.41	RES	26.8522	
011-015-000-1700-00	845 O'BRIEN RD	11/09/21	\$100,000	WD	\$100,000	\$6,648	\$93,352	\$110,459	0.845	1,256	\$74.32	RES	9.2514	
011-015-000-1800-07	4595 CONRAD RD	06/02/21	\$168,000	PTA	\$168,000	\$13,083	\$154,917	\$189,741	0.816	1,790	\$86.55	RES	12.1174	
011-015-000-2100-10	1345 BLACKMORE RD	02/23/22	\$163,000	WD	\$163,000	\$20,323	\$142,677	\$110,106	1.296	1,508	\$94.61	RES	35.8171	
011-015-000-2900-02	4870 MERTZ RD	10/19/22	\$220,000	WD	\$220,000	\$7,834	\$212,166	\$276,480	0.767	2,028	\$104.62	RES	17.0256	
011-016-000-0225-02	1835 O'BRIEN RD	02/25/22	\$147,000	WD	\$147,000	\$11,000	\$136,000	\$177,723	0.765	1,624	\$83.74	RES	17.2403	
011-016-000-2400-00	4815 LEIX RD	12/19/22	\$183,000	WD	\$183,000	\$18,246	\$164,754	\$179,549	0.918	1,703	\$96.74	RES	2.0039	
011-016-000-2800-02	1515 BLACKMORE RD	07/22/22	\$160,000	WD	\$160,000	\$6,874	\$153,126	\$165,098	0.927	1,404	\$109.06	RES	1.0157	
011-016-000-3000-00	1685 W BLACKMORE RD	08/12/22	\$178,000	WD	\$178,000	\$51,490	\$126,510	\$200,341	0.631	1,440	\$87.85	RES	30.6165	011-016-000-3100-00
011-017-000-0800-01	4744 LEIX RD	03/18/22	\$249,000	WD	\$249,000	\$23,769	\$225,231	\$202,184	1.114	1,832	\$122.94	RES	17.6348	
011-017-000-2100-02	4800 LEIX RD	04/09/21	\$119,000	WD	\$119,000	\$30,551	\$88,449	\$182,388	0.485	1,782	\$49.63	RES	45.2690	
011-018-000-2310-00	2601 O'BRIEN RD	05/13/21	\$129,900	WD	\$129,900	\$46,515	\$83,385	\$160,197	0.521	1,704	\$48.93	RES	41.7124	
011-018-000-2350-00	2607 O'BRIEN RD	12/27/21	\$200,000	WD	\$200,000	\$30,707	\$169,293	\$122,726	1.379	1,404	\$120.58	RES	44.1796	
011-018-000-3100-00	2630 BLACKMORE RD	01/12/23	\$260,000	WD	\$260,000	\$42,410	\$217,590	\$148,484	1.465	1,408	\$154.54	RES	52.7769	
011-018-000-4300-13	2615 W BLACKMORE RD	09/14/21	\$220,000	WD	\$220,000	\$48,603	\$171,397	\$287,008	0.597	1,583	\$108.27	RES	34.0454	
011-019-000-1600-02	2660 W SNOVER RD	04/23/21	\$58,100	MLC	\$58,100	\$9,811	\$48,289	\$50,084	0.964	1,116	\$43.27	RES	2.6526	
011-020-000-1225-00	5355 CHAMBERS RD	07/29/22	\$230,000	WD	\$230,000	\$64,415	\$165,585	\$170,275	0.972	1,404	\$117.94	RES	3.4817	
011-020-000-1430-00	2462 SNOVER RD	02/06/23	\$35,000	WD	\$35,000	\$5,983	\$29,017	\$49,383	0.588	1,456	\$19.93	RES	35.0055	
011-020-000-2600-09	5414 LEIX RD	10/29/21	\$85,000	PTA	\$85,000	\$19,755	\$65,245	\$38,690	1.686	924	\$70.61	RES	74.8711	
011-020-000-2600-11	5476 LEIX RD	11/07/22	\$126,500	WD	\$126,500	\$10,905	\$115,595	\$129,400	0.893	1,432	\$80.72	RES	4.4328	
011-022-000-1100-03	5260 MERTZ RD	08/03/21	\$75,000	WD	\$75,000	\$38,531	\$36,469	\$44,922	0.812	696	\$52.40	RES	12.5809	
011-022-000-1350-01	5300 MERTZ RD	03/11/22	\$230,000	WD	\$230,000	\$24,650	\$205,350	\$220,012	0.933	1,738	\$118.15	RES	0.4284	
011-022-000-2000-03	48 W SNOVER RD	01/26/22	\$282,000	WD	\$282,000	\$8,720	\$273,280	\$283,337	0.965	1,399	\$195.34	RES	2.6865	
011-023-000-0850-00	5130 MAIER RD	12/29/22	\$70,000	WD	\$70,000	\$22,500	\$47,500	\$47,824	0.993	924	\$51.41	RES	5.5595	
011-023-000-1100-03	5321 S MERTZ RD	09/12/22	\$127,000	WD	\$127,000	\$6,535	\$120,465	\$85,867	1.403	1,176	\$102.44	RES	46.5294	
011-023-000-1700-00	5465 MERTZ RD	09/29/21	\$125,000	PTA	\$125,000	\$13,875	\$111,125	\$173,647	0.640	1,144	\$97.14	RES	29.7692	
011-023-000-1800-00	25 E SNOVER RD	10/25/22	\$155,000	WD	\$155,000	\$6,026	\$148,974	\$155,417	0.959	1,622	\$91.85	RES	2.0901	
011-023-000-1900-04	215 E SNOVER RD	10/15/21	\$155,000	WD	\$155,000	\$15,160	\$139,840	\$175,420	0.797	1,620	\$86.32	RES	14.0466	
011-024-000-0400-02	5194 CAT LAKE RD	07/01/21	\$179,000	WD	\$179,000	\$21,505	\$157,495	\$179,881	0.876	1,462	\$107.73	RES	6.2090	
011-025-000-0400-00	5643 SCHOTT RD	04/26/21	\$270,000	WD	\$270,000	\$86,950	\$183,050	\$204,118	0.897	2,364	\$77.43	RES	4.0853	
011-026-000-1540-00	5841 MERTZ RD	06/18/21	\$115,000	WD	\$115,000	\$7,478	\$107,522	\$89,119	1.207	1,248	\$86.16	RES	26.8862	
011-026-000-1700-00	896 W SAGINAW RD	07/02/21	\$230,000	WD	\$230,000	\$22,500	\$207,500	\$197,439	1.051	2,664	\$77.89	RES	11.3318	

011-026-000-1700-00	896 W SAGINAW RD	10/28/22	\$275,000	PTA	\$275,000	\$22,500	\$252,500	\$197,439	1.279	2,664	\$94.78	RES	34.1237
011-026-000-1900-04	950 SAGINAW RD	09/03/21	\$179,900	WD	\$179,900	\$16,080	\$163,820	\$155,328	1.055	1,317	\$124.39	RES	11.7031
011-027-000-0100-01	69 W SNOVER RD	06/16/22	\$159,900	WD	\$159,900	\$23,000	\$136,900	\$109,574	1.249	1,008	\$135.81	RES	31.1749
011-027-000-0100-02	105 W SNOVER RD	07/06/22	\$408,000	WD	\$408,000	\$61,090	\$346,910	\$268,991	1.290	1,560	\$222.38	RES	35.2032
011-027-000-0815-00	445 W SNOVER RD	11/16/22	\$113,500	WD	\$113,500	\$8,127	\$105,373	\$152,433	0.691	1,352	\$77.94	RES	24.6367
011-027-000-1900-02	6465 CONRAD RD	03/31/23	\$94,000	WD	\$94,000	\$8,399	\$85,601	\$138,688	0.617	1,296	\$66.05	RES	32.0419
011-027-000-1900-04	1395 W SAGINAW RD	08/18/22	\$345,002	WD	\$345,002	\$35,140	\$309,862	\$258,766	1.197	1,672	\$185.32	RES	25.9821
011-029-000-0900-00	5680 LEIX RD	11/12/21	\$190,500	WD	\$190,500	\$55,600	\$134,900	\$136,326	0.990	1,232	\$109.50	RES	5.1901
011-029-000-1400-03	5545 CHAMBERS RD	07/14/22	\$78,000	WD	\$78,000	\$6,478	\$71,522	\$52,005	1.375	1,216	\$58.82	RES	43.7664
011-029-000-1400-15	2401 SNOVER RD	06/18/21	\$265,000	PTA	\$265,000	\$17,960	\$247,040	\$267,718	0.923	1,792	\$137.86	RES	1.4879
011-029-000-2925-00	2360 WAGON RD	07/01/22	\$280,000	WD	\$280,000	\$40,358	\$239,642	\$209,757	1.142	1,582	\$151.48	RES	20.4836
011-029-000-3750-00	5770 LEIX RD	08/12/22	\$281,000	WD	\$281,000	\$16,406	\$264,594	\$321,126	0.824	2,414	\$109.61	RES	11.3682
011-030-000-3500-00	5550 CHAMBERS RD	12/22/21	\$152,000	WD	\$152,000	\$8,230	\$143,770	\$162,492	0.885	1,436	\$100.12	RES	5.2858
011-030-000-3800-04	5720 CHAMBERS RD	10/04/22	\$179,900	WD	\$179,900	\$24,349	\$155,551	\$166,979	0.932	1,404	\$110.79	RES	0.6077
011-030-000-3950-00	5757 WASHBURN RD	12/12/22	\$160,000	WD	\$160,000	\$37,207	\$122,793	\$127,543	0.963	936	\$131.19	RES	2.5118
011-032-000-0200-00	6100 LEIX RD	09/01/22	\$65,000	WD	\$65,000	\$6,478	\$58,522	\$80,936	0.723	954	\$61.34	RES	21.4570
011-032-000-0850-01	6601 NORTH LAKE RD	12/30/21	\$232,500	WD	\$232,500	\$42,125	\$190,375	\$248,093	0.767	2,136	\$89.13	RES	17.0286
011-032-000-0850-02	6631 NORTH LAKE RD	04/08/22	\$370,000	QC	\$370,000	\$117,322	\$252,678	\$272,946	0.926	1,670	\$151.30	RES	1.1895
011-034-000-1000-04	6517 CONRAD RD	11/02/21	\$225,000	WD	\$225,000	\$42,572	\$182,428	\$193,129	0.945	1,344	\$135.74	RES	0.6952
011-035-000-0500-00	687 W SAGINAW RD	12/03/21	\$99,493	WD	\$99,493	\$8,625	\$90,868	\$176,729	0.514	1,728	\$52.59	RES	42.3473
011-035-000-0500-00	687 W SAGINAW RD	12/16/21	\$100,493	WD	\$100,493	\$8,625	\$91,868	\$176,729	0.520	1,728	\$53.16	RES	41.7814
011-035-000-0900-00	777 SAGINAW RD	08/10/21	\$160,160	WD	\$160,160	\$6,761	\$153,399	\$179,816	0.853	1,200	\$127.83	RES	8.4549
Totals:			\$13,024,730		\$13,024,730		\$11,283,532	\$12,324,539			\$103.77		2.2106

Residential Township E.C.F.

E.C.F. =>	0.916	Std. Deviation=>	0.25254	Coefficient of	
Ave. E.C.F. =>	0.938	Ave. Variance=>	19.5583	Var=>	20.85902986

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by	
													Mean (%)	Other Parcels in Sale
040-025-000-0900-00	5897 FULTON ST	05/11/22	\$120,000	WD	\$120,000	\$15,241	\$104,759	\$106,077	0.988	1,202	\$87.15	V-MAY	6.6718	
040-025-000-0900-00	5897 FULTON ST	10/07/22	\$128,800	WD	\$128,800	\$15,241	\$113,559	\$106,077	1.071	1,202	\$94.48	V-MAY	14.9677	
040-025-000-1200-03	125 CEDAR ST	03/16/22	\$125,000	WD	\$125,000	\$11,117	\$113,883	\$150,375	0.757	1,296	\$87.87	V-MAY	16.3533	
040-025-000-2200-00	5796 FULTON ST	08/25/21	\$184,000	WD	\$184,000	\$7,498	\$176,502	\$139,579	1.265	1,473	\$119.82	V-MAY	34.3667	
040-025-000-3100-00	339 E OHMER RD	11/18/21	\$90,000	WD	\$90,000	\$9,338	\$80,662	\$103,315	0.781	936	\$86.18	V-MAY	14.0121	
040-025-000-3900-03	1740 LYNCH DR	05/18/21	\$220,000	WD	\$220,000	\$8,367	\$211,633	\$275,345	0.769	1,480	\$143.00	V-MAY	15.2252	
040-025-000-4100-05	1717 LYNCH DR	09/23/22	\$182,000	WD	\$182,000	\$4,423	\$177,577	\$212,710	0.835	1,430	\$124.18	V-MAY	8.6031	
040-500-104-1100-00	44 W TURNER ST	03/25/22	\$139,900	WD	\$139,900	\$27,586	\$112,314	\$158,313	0.709	2,382	\$47.15	V-MAY	21.1420	
040-500-109-0300-00	42 W MAIN ST	08/08/22	\$57,000	WD	\$57,000	\$11,061	\$45,939	\$68,426	0.671	1,232	\$37.29	V-MAY	24.9495	
040-500-131-0200-00	6223 FIRST ST	11/01/21	\$126,000	WD	\$126,000	\$27,412	\$98,588	\$158,974	0.620	1,400	\$70.42	V-MAY	30.0707	
040-500-133-0200-00	6223 TREND ST	06/22/22	\$130,000	WD	\$130,000	\$21,679	\$108,321	\$132,397	0.818	1,332	\$81.32	V-MAY	10.2708	
040-500-133-0700-00	6239 TREND ST	02/01/22	\$100,000	WD	\$100,000	\$10,344	\$89,656	\$65,325	1.372	1,125	\$79.69	V-MAY	45.1610	
040-500-133-1000-00	6243 TREND ST	04/27/21	\$112,000	WD	\$112,000	\$10,736	\$101,264	\$108,687	0.932	1,176	\$86.11	V-MAY	1.0845	
040-500-133-1000-00	6243 TREND ST	10/25/22	\$120,000	WD	\$120,000	\$10,736	\$109,264	\$108,687	1.005	1,176	\$92.91	V-MAY	8.4451	
040-500-134-0700-00	6245 FULTON ST	02/28/22	\$166,000	WD	\$166,000	\$33,922	\$132,078	\$190,696	0.693	2,468	\$53.52	V-MAY	22.8252	
040-500-135-0400-00	6320 FIRST ST	09/22/21	\$110,700	PTA	\$110,700	\$25,855	\$84,845	\$110,861	0.765	1,236	\$68.64	V-MAY	15.5531	
040-500-251-0400-00	6158 FULTON ST	08/10/22	\$170,000	WD	\$170,000	\$12,600	\$157,400	\$133,490	1.179	1,794	\$87.74	V-MAY	25.8251	
040-500-262-0100-00	203 W MAIN ST	10/20/21	\$117,000	WD	\$117,000	\$13,378	\$103,622	\$115,210	0.899	1,008	\$102.80	V-MAY	2.1445	
040-500-262-1300-00	220 TURNER ST	05/17/21	\$100,000	WD	\$100,000	\$14,733	\$85,267	\$77,345	1.102	1,998	\$42.68	V-MAY	18.1557	
040-500-262-1300-00	220 TURNER ST	02/18/22	\$112,000	WD	\$112,000	\$14,733	\$97,267	\$77,345	1.258	1,998	\$48.68	V-MAY	33.6706	
040-500-266-0400-00	6210 LINCOLN ST	06/13/22	\$105,000	WD	\$105,000	\$10,606	\$94,394	\$130,890	0.721	1,610	\$58.63	V-MAY	19.9690	
040-500-402-1000-00	6245 THIRD ST	09/20/22	\$93,000	WD	\$93,000	\$10,344	\$82,656	\$125,191	0.660	1,216	\$67.97	V-MAY	26.0621	
040-500-611-0300-00	6111 TREND ST	02/24/23	\$61,000	WD	\$61,000	\$12,772	\$48,228	\$45,145	1.068	708	\$68.12	V-MAY	14.7434	
040-500-612-0700-00	6195 FULTON ST	04/18/22	\$65,000	WD	\$65,000	\$14,327	\$50,673	\$75,820	0.668	4,137	\$12.25	V-MAY	25.2531	
040-500-623-0100-00	524 E MAIN ST	08/01/22	\$70,000	WD	\$70,000	\$36,722	\$33,278	\$53,728	0.619	1,160	\$28.69	V-MAY	30.1487	
040-500-623-1200-00	6043 THIRD ST	05/01/21	\$70,000	LC	\$70,000	\$12,772	\$57,228	\$89,861	0.637	1,194	\$47.93	V-MAY	28.4009	
040-500-624-0100-00	426 E MAIN ST	12/16/22	\$126,000	WD	\$126,000	\$11,368	\$114,632	\$64,932	1.765	864	\$132.68	V-MAY	84.4562	
040-500-624-0800-00	6031 SECOND ST	08/05/21	\$103,000	WD	\$103,000	\$31,631	\$71,369	\$109,815	0.650	1,212	\$58.89	V-MAY	27.0957	040-500-624-0500-00
040-500-624-0900-00	6044 THIRD ST	04/13/21	\$143,500	WD	\$143,500	\$27,183	\$116,317	\$152,524	0.763	2,034	\$57.19	V-MAY	15.8245	
040-500-628-0900-00	6142 SECOND ST	09/15/21	\$75,000	WD	\$75,000	\$23,922	\$51,078	\$40,554	1.259	504	\$101.35	V-MAY	33.8635	
040-500-628-1200-00	321 E HIGH ST	10/15/21	\$114,900	WD	\$114,900	\$12,772	\$102,128	\$82,394	1.240	959	\$106.49	V-MAY	31.8645	
040-500-702-0600-00	6129 SECOND ST	08/26/21	\$115,000	WD	\$115,000	\$14,598	\$100,402	\$108,292	0.927	1,322	\$75.95	V-MAY	0.6276	
Totals:			\$3,751,800		\$3,751,800		\$3,226,783	\$3,678,380			\$76.80		4.3632	
									E.C.F. =>		0.877	Std. Deviation=>	0.2738	Coefficient of Var=>
Village Residential E.C.F.									Ave. E.C.F. =>	0.921		Ave. Variance=>	22.1190	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by	
													Mean (%)	Other Parcels in Sale
040-500-621-0700-00	715 E TURNER ST	10/19/22	\$112,000	WD	\$112,000	\$12,772	\$99,228	\$124,718	0.796	864	\$114.85	SUBS	14.9309	
040-500-632-0100-01	6103 FIFTH ST	09/17/21	\$125,000	WD	\$125,000	\$20,899	\$104,101	\$129,988	0.801	1,064	\$97.84	SUBS	14.4077	
040-500-140-1000-00	241 W TURNER ST	09/26/22	\$130,000	WD	\$130,000	\$14,568	\$115,432	\$142,526	0.810	1,288	\$89.62	SUBS	13.5031	
040-500-702-0900-00	421 HIGH ST	10/13/21	\$198,000	WD	\$198,000	\$17,781	\$180,219	\$220,458	0.817	1,512	\$119.19	SUBS	12.7454	
040-500-140-0200-00	250 W TURNER ST	11/01/21	\$135,000	WD	\$135,000	\$14,568	\$120,432	\$138,010	0.873	1,144	\$105.27	SUBS	7.2299	
011-036-510-2700-00	6616 SCHOTT RD	09/09/21	\$160,000	WD	\$160,000	\$16,737	\$143,263	\$160,426	0.893	1,616	\$88.65	SUBS	5.1916	
040-500-404-0700-00	6327 SECOND ST	10/29/21	\$129,000	WD	\$129,000	\$14,040	\$114,960	\$126,981	0.905	1,040	\$110.54	SUBS	3.9601	
011-036-510-3200-00	6504 SCHOTT RD	12/20/22	\$172,200	WD	\$172,200	\$29,141	\$143,059	\$149,464	0.957	1,215	\$117.74	SUBS	1.2217	
011-036-510-2500-00		10/14/22	\$185,000	WD	\$185,000	\$16,737	\$168,263	\$147,895	1.138	1,384	\$121.58	SUBS	19.2788	
011-036-510-1300-00	6906 SCHOTT RD	07/29/22	\$199,900	WD	\$199,900	\$16,737	\$183,163	\$125,488	1.460	1,364	\$134.28	SUBS	51.4680	
Totals:			\$1,546,100		\$1,546,100		\$1,372,120	\$1,465,953			\$109.96		0.8939	
									E.C.F. =>	0.936	Std. Deviation=>	0.20796	Coefficient of	
<u>Residential Mayville Subs E.C.F.</u>									Ave. E.C.F. =>	0.945	Ave. Variance=>	14.39373	Var=>	15.23257