

# **Morton Township**

## **ECF Studies for 2022 Base Rates**

As prepared by Precise Tax Assessment LLC

Seth M. Lattimore MAAO R-9289

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Township Residential Acreage

Township Residential Acreage West

Res Buildings on Industrial, Commercial, and AG Class Properties

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 009 034 550	9270 10 MILE RD	06/01/21	\$163,000	WD	\$163,000	\$69,600	42.70	\$178,888	\$26,971	\$136,029	\$145,640	0.934	\$15,086	TOWNSHIP RESIDENTIAL ACREAGE WEST
11 010 017 000	10010 90TH AVE	11/13/19	\$90,000	WD	\$90,000	\$49,300	54.78	\$107,541	\$14,307	\$75,693	\$113,978	0.664	\$14,307	TOWNSHIP RESIDENTIAL ACREAGE WEST
11 022 013 000	8399 80TH AVE	07/14/20	\$150,000	WD	\$150,000	\$96,900	64.60	\$195,332	\$28,718	\$121,282	\$169,668	0.715	\$20,727	TOWNSHIP RESIDENTIAL ACREAGE
11 024 005 501	6537 9 MILE RD	05/01/20	\$189,000	WD	\$189,000	\$70,400	37.25	\$199,370	\$12,150	\$176,850	\$190,652	0.928	\$12,150	TOWNSHIP RESIDENTIAL ACREAGE
11 025 002 001	7645 60TH AVE	08/23/19	\$179,000	WD	\$179,000	\$69,300	38.72	\$170,365	\$41,767	\$137,233	\$150,955	0.909	\$30,580	TOWNSHIP RESIDENTIAL ACREAGE
Totals:			\$771,000		\$771,000	\$355,500		\$851,496		\$647,087	\$770,893			
							Sale. Ratio =>	46.11				E.C.F. =>	0.839	
							Std. Dev. =>	11.73				Ave. E.C.F. =>	0.830	

\*\* .839 Applied to all Residential Single Family Homes in Township Residential Acreage, Acreage West for 2022.

\*\* .839 Applied to all Residential Single Family Homes on Industrial, Commercial and Ag class land for 2022.

\*\* All Mobile Homes applied at .833 applied township wide for 2022.

\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.

Tri-Lakes Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 007 022 000	11350 OAK DR	07/03/19	\$170,000	WD	\$170,000	\$44,200	26.00	\$179,102	\$91,021	\$78,979	\$56,790	1.391	\$89,026	TOWNSHIP LAKEFRONT
11 054 224 000	9361 LAKE DR	07/29/19	\$379,900	WD	\$379,900	\$131,600	34.64	\$456,670	\$43,629	\$336,271	\$266,306	1.263	\$30,000	TOWNSHIP LAKEFRONT
11 072 012 000	11462 PHOEBE LN	07/23/19	\$227,500	WD	\$227,500	\$58,600	25.76	\$200,682	\$45,000	\$182,500	\$128,133	1.424	\$39,616	TOWNSHIP LAKEFRONT
11 074 013 000	10549 PINE ST	05/24/21	\$180,000	WD	\$180,000	\$79,600	44.22	\$171,085	\$84,185	\$95,815	\$75,011	1.277	\$83,685	TOWNSHIP LAKEFRONT
11 076 006 000	10845 ROUND LAKE DR	09/25/19	\$270,000	WD	\$270,000	\$76,300	28.26	\$297,729	\$91,762	\$178,238	\$132,796	1.342	\$89,982	TOWNSHIP LAKEFRONT
11 138 039 000	10950 FIFTH ST	07/07/20	\$293,000	WD	\$293,000	\$136,600	46.62	\$316,038	\$104,795	\$188,205	\$162,245	1.160	\$99,612	CANADIAN LAKES WATERFRONT
11 139 122 000	7515 BAY MEADOW	04/03/20	\$418,500	WD	\$418,500	\$156,000	37.28	\$394,868	\$110,497	\$308,003	\$218,411	1.410	\$107,352	CANADIAN LAKES WATERFRONT
11 139 160 000	7800 BAY MEADOW	03/16/20	\$405,000	WD	\$405,000	\$177,500	43.83	\$453,429	\$117,022	\$287,978	\$258,377	1.115	\$102,991	CANADIAN LAKES WATERFRONT
11 140 190 000	7980 ISLAND CT	09/14/20	\$610,000	WD	\$610,000	\$300,200	49.21	\$663,005	\$119,462	\$490,538	\$417,468	1.175	\$114,758	CANADIAN LAKES WATERFRONT
11 140 196 000	7961 ISLAND CT	02/03/20	\$289,900	WD	\$289,900	\$125,500	43.29	\$325,790	\$59,077	\$230,823	\$204,849	1.127	\$54,183	CANADIAN LAKES WATERFRONT
11 140 259 000	8094 W ROYAL RD	06/05/20	\$330,000	WD	\$330,000	\$156,600	47.45	\$365,389	\$101,812	\$228,188	\$202,440	1.127	\$100,617	CANADIAN LAKES WATERFRONT
11 140 275 000	8002 W ROYAL RD	06/24/20	\$294,000	WD	\$294,000	\$93,000	31.63	\$290,380	\$105,893	\$188,107	\$141,695	1.328	\$104,563	CANADIAN LAKES WATERFRONT
11 142 584 000	11259 LAKE RD	08/31/21	\$425,000	WD	\$425,000	\$180,400	42.45	\$392,471	\$102,035	\$322,965	\$240,030	1.346	\$99,676	CANADIAN LAKES WATERFRONT
11 143 636 000	7685 W ROYAL RD	07/26/20	\$451,500	WD	\$451,500	\$233,300	51.67	\$479,751	\$108,060	\$343,440	\$322,929	1.064	\$103,905	CANADIAN LAKES WATERFRONT
11 145 694 000	11086 HIDDEN PT	11/25/20	\$270,000	WD	\$270,000	\$134,000	49.63	\$312,093	\$105,097	\$164,903	\$158,983	1.037	\$102,980	CANADIAN LAKES WATERFRONT
11 146 769 000	7341 HOLIDAY DR	06/19/20	\$175,000	WD	\$175,000	\$84,100	48.06	\$172,919	\$53,265	\$121,735	\$96,031	1.268	\$52,932	WEST CANADIAN WATER FRONT
11 147 938 000	11450 N LOOKOUT RDG	09/21/20	\$209,900	WD	\$209,900	\$100,500	47.88	\$228,014	\$69,728	\$140,172	\$127,035	1.103	\$69,116	WEST CANADIAN WATER FRONT
11 176 003 000	9572 FAWN LAKE DR	06/22/21	\$255,000	WD	\$255,000	\$96,900	38.00	\$206,292	\$47,370	\$207,630	\$168,528	1.232	\$41,015	CANADIAN LAKES WATERFRONT
11 183 001 000	6920 MAYFAIR DR	11/13/20	\$259,500	WD	\$259,500	\$94,400	36.38	\$205,849	\$27,310	\$232,190	\$189,331	1.226	\$24,702	CANADIAN LAKES PARK FRONTAGE
11 187 101 000	8113 SUE DR	09/28/20	\$550,000	WD	\$550,000	\$244,200	44.40	\$580,093	\$114,015	\$435,985	\$357,971	1.218	\$108,519	CANADIAN LAKES WATERFRONT
11 190 178 000	9298 ELMWOOD CT	03/20/20	\$195,000	WD	\$195,000	\$66,900	34.31	\$158,515	\$41,302	\$153,698	\$124,298	1.237	\$37,778	CANADIAN LAKES WATERFRONT
11 190 179 000	9278 ELMWOOD CT	07/20/21	\$398,000	WD	\$398,000	\$152,700	38.37	\$370,784	\$47,558	\$350,442	\$342,764	1.022	\$37,982	CANADIAN LAKES WATERFRONT
11 190 181 000	9238 ELMWOOD CT	03/23/20	\$204,500	WD	\$204,500	\$86,900	42.49	\$191,765	\$42,130	\$162,370	\$158,680	1.023	\$37,778	CANADIAN LAKES WATERFRONT
11 190 198 000	9267 ELMWOOD CT	09/18/20	\$295,000	WD	\$295,000	\$130,700	44.31	\$274,897	\$48,133	\$246,867	\$240,471	1.027	\$39,019	CANADIAN LAKES WATERFRONT
11 190 263 000	9653 CLUBHOUSE DR W	06/03/21	\$317,000	WD	\$317,000	\$112,000	35.33	\$247,064	\$26,439	\$290,561	\$233,961	1.242	\$17,543	CANADIAN LAKES WATERFRONT
11 192 344 000	9582 SUNSET DR	05/28/21	\$300,000	WD	\$300,000	\$110,800	36.93	\$262,061	\$41,222	\$258,778	\$234,188	1.105	\$37,863	CANADIAN LAKES WATERFRONT
Totals:			\$8,173,200		\$8,173,200	\$3,363,500		\$8,196,735		\$6,225,381	\$5,259,719			
						Sale. Ratio =>	41.15				E.C.F. =>	1.184		
						Std. Dev. =>	7.37				Ave. E.C.F. =>	1.203		

**\*\* Study includes lakefront homes in Canadian Lakes to provide stability and validity to study. Information stictly utilizing Tri-Lakes sales were greatly scewed by very large land values and such differing construction types and ages.**

**\*\*1.184 Applied to all Residential Single Family Homes in Tri-Lakes for 2022.**

**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

School Section Lake Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	isd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 065 025 000	9851 E SCHOOL SECTION LA	05/28/21	\$190,000	WD	\$190,000	\$92,600	48.74	\$187,391	\$133,435	\$56,565	\$57,584	0.982	\$132,635	SCHOOL SECTION LAKE FRONT
11 066 084 000	9638 W SCHOOL SECTION L	06/30/20	\$117,000	WD	\$117,000	\$63,200	54.02	\$126,144	\$67,469	\$49,531	\$63,570	0.779	\$64,916	SCHOOL SECTION LAKE FRONT
11 073 004 000	8711 WOOD ST	07/07/20	\$235,000	WD	\$235,000	\$91,800	39.06	\$206,307	\$104,371	\$130,629	\$130,440	1.001	\$98,002	SCHOOL SECTION LAKE FRONT
11 075 035 000	8836 W SCHOOL SECTION L	07/01/19	\$150,000	WD	\$150,000	\$67,900	45.27	\$146,498	\$98,028	\$51,972	\$52,514	0.990	\$94,825	SCHOOL SECTION LAKE FRONT
Totals:			\$692,000		\$692,000	\$315,500		\$666,340		\$288,697	\$304,107			
							Sale. Ratio =>	45.59				E.C.F. =>	0.949	
							Std. Dev. =>	6.27				Ave. E.C.F. =>	0.938	

Good Sales Excluded strictly by Dev of Mean

11 064 017 000	9444 W SCHOOL SECTION L	10/21/20	\$387,100	WD	\$387,100	\$120,900	31.23	\$305,831	\$107,374	\$279,726	\$215,013	1.301	\$104,353	SCHOOL SECTION LAKE FRONT
11 065 029 000	9811 E SCHOOL SECTION LA	09/07/21	\$250,000	WD	\$250,000	\$99,200	39.68	\$198,606	\$64,560	\$185,440	\$145,229	1.277	\$59,105	SCHOOL SECTION LAKE FRONT

- \*\* .949 Applied to all Residential Single Family Homes in School Section Lake Waterfront for 2022.**
- \*\* All Mobile Homes applied at .833 applied township wide for 2022.**
- \*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Township Back Lake Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 017 056 100	9370 MARYWOOD DR	08/21/20	\$290,000	WD	\$290,000	\$125,200	43.17	\$277,812	\$25,675	\$264,325	\$316,929	0.834	\$21,470	TOWNSHIP BACK LAKE LOTS
11 053 181 000	9211 ST IVES DR	11/01/21	\$165,000	WD	\$165,000	\$74,600	45.21	\$147,818	\$42,510	\$122,490	\$118,724	1.032	\$39,402	TOWNSHIP BACK LAKE LOTS
11 053 183 000	9171 ST IVES DR	09/07/21	\$127,000	WD	\$127,000	\$55,300	43.54	\$126,132	\$44,989	\$82,011	\$79,241	1.035	\$39,402	TOWNSHIP BACK LAKE LOTS
11 067 091 000	9279 W SCHOOL SECTION L	03/20/20	\$150,000	WD	\$150,000	\$81,500	54.33	\$164,755	\$24,095	\$125,905	\$137,363	0.917	\$19,574	TOWNSHIP BACK LAKE LOTS
11 067 103 000	9417 W SCHOOL SECTION L	09/22/21	\$65,000	WD	\$65,000	\$30,700	47.23	\$59,560	\$18,078	\$46,922	\$48,123	0.975	\$17,494	TOWNSHIP BACK LAKE LOTS
11 016 013 000	9795 AVENUE C	02/18/21	\$75,000	WD	\$75,000	\$30,200	40.27	\$69,211	\$18,235	\$56,765	\$49,781	1.140	\$17,885	TOWNSHIP BACK LAKE LOTS
11 067 108 000	9483 W SCHOOL SECTION L	07/16/21	\$54,900	WD	\$54,900	\$23,500	42.81	\$55,451	\$9,115	\$45,785	\$45,250	1.012	\$8,965	TOWNSHIP BACK LAKE LOTS
11 073 041 000	8740 WOOD ST	01/14/21	\$113,950	WD	\$113,950	\$60,600	53.18	\$125,639	\$19,666	\$94,284	\$103,489	0.911	\$17,998	TOWNSHIP BACK LAKE LOTS
11 074 030 000	10608 LAKE DR	08/27/19	\$82,900	WD	\$82,900	\$25,700	31.00	\$76,569	\$16,970	\$65,930	\$58,202	1.133	\$14,700	TOWNSHIP BACK LAKE LOTS
11 074 036 000	10534 LAKE DR	06/21/19	\$52,000	WD	\$52,000	\$24,700	47.50	\$61,677	\$14,700	\$37,300	\$45,876	0.813	\$14,700	TOWNSHIP BACK LAKE LOTS
11 074 043 000	10567 SLEEPY HOLLOW LN	11/04/21	\$123,600	WD	\$123,600	\$55,300	44.74	\$113,420	\$19,782	\$103,818	\$105,567	0.983	\$14,700	TOWNSHIP BACK LAKE LOTS
11 077 030 000	10690 ROUND LAKE DR	11/22/19	\$85,000	WD	\$85,000	\$45,800	53.88	\$95,873	\$35,291	\$49,709	\$59,162	0.840	\$35,291	TOWNSHIP BACK LAKE LOTS
11 077 035 000	10740 ROUND LAKE DR	12/18/19	\$63,500	WD	\$63,500	\$31,900	50.24	\$71,964	\$16,094	\$47,406	\$57,717	0.821	\$16,094	TOWNSHIP BACK LAKE LOTS
11 077 051 000	10742 MARION AVE	06/14/19	\$33,000	WD	\$33,000	\$21,100	63.94	\$41,872	\$7,849	\$25,151	\$33,226	0.757	\$7,849	TOWNSHIP BACK LAKE LOTS
11 084 025 000	9067 W SCHOOL SECTION L	06/11/19	\$60,000	WD	\$60,000	\$35,500	59.17	\$73,238	\$10,930	\$49,070	\$60,848	0.806	\$9,130	TOWNSHIP BACK LAKE LOTS
11 084 028 000	9103 W SCHOOL SECTION L	10/16/20	\$45,000	WD	\$45,000	\$19,100	42.44	\$48,886	\$7,696	\$37,304	\$40,225	0.927	\$6,918	TOWNSHIP BACK LAKE LOTS
Totals:			\$2,120,750		\$2,120,750	\$1,033,700		\$2,220,564		\$1,254,175	\$1,359,723			
							Sale. Ratio =>	48.74				E.C.F. =>	0.922	
							Std. Dev. =>	11.40				Ave. E.C.F. =>	0.905	

*\*\*Good Sales excluded strictly on Dev by means %*

11 053 148 000	10819 MARYWOOD DR	09/23/21	\$355,000	WD	\$355,000	\$136,000	38.31	\$261,405	\$43,714	\$311,286	\$252,542	1.233	\$39,627	TOWNSHIP BACK LAKE LOTS
11 053 163 000	9185 MARYWOOD DR	11/06/20	\$187,500	WD	\$187,500	\$72,100	38.45	\$164,168	\$38,820	\$148,680	\$122,410	1.215	\$30,719	TOWNSHIP BACK LAKE LOTS
11 084 023 000	9047 W SCHOOL SECTION L	07/10/20	\$75,000	WD	\$75,000	\$25,400	33.87	\$59,430	\$10,261	\$64,739	\$48,017	1.348	\$9,130	TOWNSHIP BACK LAKE LOTS
11 084 033 000	9149 W SCHOOL SECTION L	10/14/21	\$115,000	WD	\$115,000	\$40,900	35.57	\$77,845	\$9,130	\$105,870	\$79,716	1.328	\$9,130	TOWNSHIP BACK LAKE LOTS
11 016 023 000	9805 AVENUE C	07/15/21	\$100,000	WD	\$100,000	\$68,600	68.60	\$141,620	\$29,560	\$70,440	\$109,434	0.644	\$29,086	TOWNSHIP BACK LAKE LOTS
11 074 032 000	10580 LAKE DR	09/25/20	\$74,900	WD	\$74,900	\$23,200	30.97	\$68,478	\$16,253	\$58,647	\$51,001	1.150	\$14,700	TOWNSHIP BACK LAKE LOTS

*\*\* .922 Applied to all Residential Single Family Homes in Township Back Lake Lots for 2022.*

*\*\* All Mobile Homes applied at .833 applied township wide for 2022.*

*\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.*

Blue Lake Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 004 011 700	9809 W DOYLE DR	10/25/19	\$238,000	WD	\$238,000	\$124,700	52.39	\$282,176	\$57,312	\$180,688	\$193,016	0.936	\$47,080	BLUE LAKE BACK LOTS
11 009 019 500	10536 E BLUE LAKE DR	06/11/21	\$49,000	WD	\$49,000	\$17,800	36.33	\$43,325	\$14,120	\$34,880	\$25,069	1.391	\$14,120	BLUE LAKE BACK LOTS
11 083 001 000	10975 E BLUE LAKE DR	09/30/19	\$165,000	WD	\$165,000	\$88,700	53.76	\$198,199	\$15,823	\$149,177	\$156,546	0.953	\$14,930	BLUE LAKE BACK LOTS
11 083 014 000	10976 BLUE RIDGE LN	02/12/21	\$130,000	WD	\$130,000	\$44,900	34.54	\$130,023	\$26,259	\$103,741	\$89,068	1.165	\$24,994	BLUE LAKE BACK LOTS
Totals:			\$582,000		\$582,000	\$276,100		\$653,723		\$468,486	\$463,699			
							Sale. Ratio =>	47.44				E.C.F. =>	1.010	
							Std. Dev. =>	10.23				Ave. E.C.F. =>	1.111	

**\*\*1.010 Applied to all Residential Single Family Homes in Blue Lake Backlots for 2022.**  
**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Royal Golf Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 183 014 000	6787 MAYFAIR DR	08/27/20	\$250,000	WD	\$250,000	\$101,100	40.44	\$239,730	\$26,012	\$223,988	\$266,219	0.841	\$17,253	CANADIAN LAKES GOLF FRONT
11 183 021 000	6913 MAYFAIR DR	10/29/20	\$249,900	WD	\$249,900	\$105,000	42.02	\$256,874	\$14,859	\$235,041	\$278,819	0.843	\$8,100	CANADIAN LAKES GOLF FRONT
11 190 206 000	6734 BEECHNUT CT	04/19/19	\$259,000	WD	\$259,000	\$116,000	44.79	\$305,979	\$13,000	\$246,000	\$337,533	0.729	\$8,100	CANADIAN LAKES GOLF FRONT
11 190 217 000	6844 BEECHNUT CT	11/04/20	\$235,000	WD	\$235,000	\$90,300	38.43	\$220,190	\$23,552	\$211,448	\$246,541	0.858	\$17,010	CANADIAN LAKES GOLF FRONT
11 190 220 000	6817 BEECHNUT CT	06/07/19	\$251,000	WD	\$251,000	\$105,300	41.95	\$269,704	\$14,805	\$236,195	\$293,662	0.804	\$8,991	CANADIAN LAKES GOLF FRONT
11 190 243 000	6758 BEECHNUT RDG	05/01/19	\$290,000	WD	\$290,000	\$143,600	49.52	\$306,174	\$65,205	\$224,795	\$327,849	0.686	\$15,600	CANADIAN LAKES GOLF FRONT
11 192 285 000	9541 SUNSET DR	05/10/19	\$144,000	WD	\$144,000	\$58,800	40.83	\$155,054	\$19,002	\$124,998	\$156,742	0.797	\$8,100	CANADIAN LAKES GOLF FRONT
11 192 288 000	9589 SUNSET DR	07/10/20	\$260,000	WD	\$260,000	\$132,300	50.88	\$310,481	\$17,000	\$243,000	\$338,112	0.719	\$8,424	CANADIAN LAKES GOLF FRONT
11 192 312 000	9973 SUNSET DR	11/14/19	\$165,000	WD	\$165,000	\$62,800	38.06	\$167,805	\$10,635	\$154,365	\$181,071	0.853	\$8,100	CANADIAN LAKES GOLF FRONT
11 194 582 000	9612 CLUBHOUSE DR W	01/19/21	\$160,000	WD	\$160,000	\$63,500	39.69	\$161,132	\$18,569	\$141,431	\$164,243	0.861	\$9,477	CANADIAN LAKES GOLF FRONT
Totals:			\$2,263,900		\$2,263,900	\$978,700		\$2,393,123		\$2,041,261	\$2,590,793			
							Sale. Ratio =>	43.23				E.C.F. =>	0.788	
							Std. Dev. =>	4.43				Ave. E.C.F. =>	0.799	

**\*\* .788 Applied to all Residential Single Family Homes in Royal Golf Front for 2022.**  
**\*\* All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**



Royal Canadian Backlot 189

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 189 010 000	8181 RED FOX RD	08/04/20	\$98,968	QC	\$98,968	\$47,700	48.20	\$105,264	\$4,433	\$94,535	\$118,764	0.796	\$2,200	ROYAL CANADIAN BACKLOTS 189
11 189 163 000	7514 RYANS RUN RD	11/13/20	\$282,000	WD	\$282,000	\$128,100	45.43	\$282,477	\$13,998	\$268,002	\$356,230	0.752	\$1,922	ROYAL CANADIAN BACKLOTS 189
11 189 201 000	8140 CARRIAGE LN	07/31/20	\$199,900	WD	\$199,900	\$95,400	47.72	\$211,560	\$5,838	\$194,062	\$242,311	0.801	\$2,220	ROYAL CANADIAN BACKLOTS 189
11 189 227 000	9670 KILLDEER CT	08/14/20	\$209,000	WD	\$209,000	\$76,600	36.65	\$195,891	\$4,837	\$204,163	\$285,034	0.716	\$1,633	ROYAL CANADIAN BACKLOTS 189
11 189 242 000	9642 KELLYS CT	10/15/19	\$158,000	WD	\$158,000	\$68,100	43.10	\$164,423	\$6,762	\$151,238	\$209,305	0.723	\$1,711	ROYAL CANADIAN BACKLOTS 189
11 189 242 000	9642 KELLYS CT	10/22/21	\$195,000	WD	\$195,000	\$77,100	39.54	\$174,152	\$7,134	\$187,866	\$209,305	0.898	\$1,711	ROYAL CANADIAN BACKLOTS 189
Totals:			\$1,142,868		\$1,142,868	\$493,000		\$1,133,767		\$1,099,866	\$1,420,950			
							Sale. Ratio =>	43.14				E.C.F. =>	0.774	
							Std. Dev. =>	4.61				Ave. E.C.F. =>	0.781	

**\*\* .774 Applied to all Residential Single Family Homes in Royal Canadian Backlot 189 for 2022.**  
**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Royal South 190, 193, 194

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 033 001 800	6876 CLUBHOUSE DR E	08/26/19	\$156,575	WD	\$156,575	\$52,500	33.53	\$150,885	\$12,559	\$144,016	\$139,582	1.032	\$5,700	ROYAL SO. B.L. 190,193,194
11 033 002 200	9258 WHITE BIRCH DR	07/29/19	\$170,000	WD	\$170,000	\$57,700	33.94	\$189,109	\$10,967	\$159,033	\$179,760	0.885	\$5,700	ROYAL SO. B.L. 190,193,194
11 190 007 000	9138 WHITE PINE DR	07/22/19	\$170,000	WD	\$170,000	\$75,400	44.35	\$199,039	\$10,481	\$159,519	\$190,270	0.838	\$2,089	ROYAL SO. B.L. 190,193,194
11 190 024 000	6792 WHITE PINE DR	01/11/21	\$160,000	WD	\$160,000	\$66,800	41.75	\$176,869	\$7,341	\$152,659	\$171,068	0.892	\$2,055	ROYAL SO. B.L. 190,193,194
11 190 063 000	6797 RED OAK CT	04/19/19	\$212,000	WD	\$212,000	\$91,300	43.07	\$250,101	\$5,579	\$206,421	\$246,743	0.837	\$2,017	ROYAL SO. B.L. 190,193,194
11 190 084 000	6831 WHITE PINE DR	08/14/20	\$210,000	WD	\$210,000	\$74,800	35.62	\$230,436	\$5,723	\$204,277	\$226,754	0.901	\$2,000	ROYAL SO. B.L. 190,193,194
11 190 126 000	9168 WHITE BIRCH DR	07/12/19	\$139,450	WD	\$139,450	\$48,800	34.99	\$151,553	\$5,635	\$133,815	\$147,243	0.909	\$2,000	ROYAL SO. B.L. 190,193,194
11 190 132 000	9105 WHITE BIRCH DR	12/13/19	\$158,555	WD	\$158,555	\$68,600	43.27	\$176,215	\$5,295	\$153,260	\$172,472	0.889	\$2,000	ROYAL SO. B.L. 190,193,194
11 190 235 000	6760 LITTLE HEMLOCK ST	06/28/21	\$210,000	WD	\$210,000	\$87,900	41.86	\$199,699	\$14,940	\$195,060	\$196,437	0.993	\$2,560	ROYAL SO. B.L. 190,193,194
11 190 237 000	6729 BEECHNUT CT	11/07/19	\$225,000	WD	\$225,000	\$101,300	45.02	\$261,651	\$11,082	\$213,918	\$252,845	0.846	\$4,220	ROYAL SO. B.L. 190,193,194
11 193 460 000	9165 EDGEWATER DR	01/08/20	\$159,000	WD	\$159,000	\$61,200	38.49	\$159,689	\$8,341	\$150,659	\$152,723	0.986	\$2,014	ROYAL SO. B.L. 190,193,194
11 193 495 000	6560 CLUBHOUSE DR E	09/06/19	\$142,000	WD	\$142,000	\$56,000	39.44	\$159,092	\$8,754	\$133,246	\$151,703	0.878	\$2,200	ROYAL SO. B.L. 190,193,194
11 193 524 000	6631 CLUBHOUSE DR E	08/25/20	\$130,000	WD	\$130,000	\$53,800	41.38	\$144,887	\$5,339	\$124,661	\$140,815	0.885	\$2,200	ROYAL SO. B.L. 190,193,194
11 194 587 000	9637 CLUBHOUSE DR W	09/04/19	\$169,900	WD	\$169,900	\$60,200	35.43	\$182,777	\$12,099	\$157,801	\$172,228	0.916	\$2,200	ROYAL SO. B.L. 190,193,194
11 194 591 000	9623 CLUBHOUSE DR W	03/26/21	\$225,500	WD	\$225,500	\$99,300	44.04	\$241,768	\$18,142	\$207,358	\$235,657	0.880	\$3,100	ROYAL SO. B.L. 190,193,194
11 194 597 000	9551 CLUBHOUSE DR W	09/06/19	\$175,000	WD	\$175,000	\$88,800	50.74	\$221,142	\$5,780	\$169,220	\$217,318	0.779	\$2,880	ROYAL SO. B.L. 190,193,194
11 194 643 000	9389 CLUBHOUSE DR W	04/10/20	\$185,000	WD	\$185,000	\$82,000	44.32	\$210,710	\$7,821	\$177,179	\$204,732	0.865	\$2,200	ROYAL SO. B.L. 190,193,194
Totals:			\$2,997,980		\$2,997,980	\$1,226,400		\$3,305,622		\$2,842,102	\$3,198,349			
							Sale. Ratio =>	40.91				E.C.F. =>	0.889	
							Std. Dev. =>	4.76				Ave. E.C.F. =>	0.895	

**\*\* .889 Applied to all Residential Single Family Homes in Royal South 190, 193 & 194 for 2022.**

**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

**Golf Influenced**  
**Royal Canadian 189**  
**Golf Course Backlot**  
**Highland Golf Front**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 156 005 000	9520 PERE MARQUETTE DR	08/23/19	\$240,000	WD	\$240,000	\$114,300	47.63	\$290,786	\$14,150	\$225,850	\$296,619	0.761	\$8,265	CANADIAN LAKES GOLF FRONT
11 156 005 000	9520 PERE MARQUETTE DR	04/10/20	\$240,000	WD	\$240,000	\$118,000	49.17	\$290,786	\$14,150	\$225,850	\$296,619	0.761	\$8,265	CANADIAN LAKES GOLF FRONT
11 156 063 000	9755 GOLF PORT DR	06/24/21	\$195,000	WD	\$195,000	\$67,900	34.82	\$186,279	\$13,156	\$181,844	\$205,398	0.885	\$4,758	CANADIAN LAKES GOLF FRONT
11 156 069 000	9705 GOLF PORT DR	05/29/19	\$210,000	WD	\$210,000	\$83,700	39.86	\$212,598	\$26,908	\$183,092	\$209,582	0.874	\$16,245	CANADIAN LAKES GOLF FRONT
11 156 287 000	9445 GOLF PORT DR	02/26/21	\$162,500	WD	\$162,500	\$73,200	45.05	\$181,485	\$22,950	\$139,550	\$178,933	0.780	\$12,540	CANADIAN LAKES GOLF FRONT
11 170 016 000	9215 RANGER DR	09/24/19	\$199,750	WD	\$199,750	\$90,400	45.26	\$235,154	\$14,895	\$184,855	\$248,599	0.744	\$8,740	CANADIAN LAKES GOLF FRONT
11 179 054 000	9349 W CIRCLE DR	03/31/20	\$129,000	WD	\$129,000	\$46,200	35.81	\$129,787	\$6,650	\$122,350	\$138,981	0.880	\$6,650	CANADIAN LAKES GOLF FRONT
11 179 061 000	9321 W CIRCLE DR	03/20/20	\$173,250	WD	\$173,250	\$91,400	52.76	\$192,607	\$14,945	\$158,305	\$200,521	0.789	\$10,070	CANADIAN LAKES GOLF FRONT
11 179 065 000	9305 W CIRCLE DR	06/18/20	\$168,000	WD	\$168,000	\$69,700	41.49	\$174,058	\$8,958	\$159,042	\$186,343	0.853	\$7,600	CANADIAN LAKES GOLF FRONT
11 179 109 000	9330 E CIRCLE DR	03/12/21	\$279,000	WD	\$279,000	\$105,100	37.67	\$268,404	\$13,653	\$265,347	\$337,529	0.786	\$9,500	CANADIAN LAKES GOLF FRONT
11 183 014 000	6787 MAYFAIR DR	08/27/20	\$250,000	WD	\$250,000	\$101,100	40.44	\$239,730	\$26,012	\$223,988	\$286,219	0.783	\$17,253	CANADIAN LAKES GOLF FRONT
11 183 021 000	6913 MAYFAIR DR	10/29/20	\$249,900	WD	\$249,900	\$105,000	42.02	\$256,874	\$14,859	\$235,041	\$278,819	0.843	\$8,100	CANADIAN LAKES GOLF FRONT
11 189 097 000	7705 REGENCY LN	05/04/20	\$199,500	WD	\$199,500	\$88,700	44.46	\$237,137	\$16,495	\$183,005	\$249,032	0.735	\$12,560	ROYAL CANADIAN GOLF/189
11 189 126 000	7181 RYANS RUN RD	08/09/21	\$190,000	WD	\$190,000	\$102,800	54.11	\$212,220	\$24,866	\$165,134	\$211,461	0.781	\$16,560	ROYAL CANADIAN GOLF/189
11 189 173 000	7624 REGENCY LN	06/02/20	\$285,000	WD	\$285,000	\$173,400	60.84	\$373,332	\$15,166	\$269,834	\$404,251	0.667	\$8,000	ROYAL CANADIAN GOLF/189
11 189 193 000	7645 RIVER RIDGE RD	04/25/19	\$240,000	WD	\$240,000	\$123,900	51.63	\$308,587	\$14,330	\$225,670	\$332,119	0.679	\$8,000	ROYAL CANADIAN GOLF/189
11 190 206 000	6734 BEECHNUT CT	04/19/19	\$259,000	WD	\$259,000	\$116,000	44.79	\$305,979	\$13,000	\$246,000	\$337,533	0.729	\$8,100	CANADIAN LAKES GOLF FRONT
11 190 217 000	6844 BEECHNUT CT	11/04/20	\$235,000	WD	\$235,000	\$90,300	38.43	\$220,190	\$23,552	\$211,448	\$246,541	0.858	\$17,010	CANADIAN LAKES GOLF FRONT
11 190 220 000	6817 BEECHNUT CT	06/07/19	\$251,000	WD	\$251,000	\$105,300	41.95	\$269,704	\$14,805	\$236,195	\$293,662	0.804	\$8,991	CANADIAN LAKES GOLF FRONT
11 190 243 000	6758 BEECHNUT RDG	05/01/19	\$290,000	WD	\$290,000	\$143,600	49.52	\$306,174	\$65,205	\$224,795	\$327,849	0.686	\$15,600	CANADIAN LAKES GOLF FRONT
11 192 285 000	9541 SUNSET DR	05/10/19	\$144,000	WD	\$144,000	\$58,800	40.83	\$155,054	\$19,002	\$124,998	\$156,742	0.797	\$8,100	CANADIAN LAKES GOLF FRONT
11 192 288 000	9589 SUNSET DR	07/10/20	\$260,000	WD	\$260,000	\$132,300	50.88	\$310,481	\$17,000	\$243,000	\$338,112	0.719	\$8,424	CANADIAN LAKES GOLF FRONT
11 192 312 000	9973 SUNSET DR	11/14/19	\$165,000	WD	\$165,000	\$62,800	38.06	\$167,805	\$10,635	\$154,365	\$181,071	0.853	\$8,100	CANADIAN LAKES GOLF FRONT
11 194 582 000	9612 CLUBHOUSE DR W	01/19/21	\$160,000	WD	\$160,000	\$63,500	39.69	\$161,132	\$18,569	\$141,431	\$164,243	0.861	\$9,477	CANADIAN LAKES GOLF FRONT
Totals:			\$5,174,900		\$5,174,900	\$2,327,400		\$5,686,343		\$4,730,989	\$6,106,779			
							Sale. Ratio =>	44.97				E.C.F. =>	0.775	
							Std. Dev. =>	6.48				Ave. E.C.F. =>	0.788	

**\*\*Large amount of good sales were excluded as they were far outside of standard deviation and considered outliers.**  
**\*\* .775 Applied to all Residential Single Family Homes in Royal Canadian 189, Golf Course Backlot and Highlands Golf Front for 2022.**  
**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

St Ives Golf Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 148 025 000	8978 RAMBLING WAY	05/17/19	\$275,000	WD	\$275,000	\$134,500	48.91	\$341,758	\$39,034	\$235,966	\$381,745	0.618	\$27,510	CL GOLF FRONT
11 151 003 000	9613 ST IVES DR	10/15/20	\$440,000	WD	\$440,000	\$193,000	43.86	\$484,456	\$39,477	\$400,523	\$561,134	0.714	\$22,423	GOLF FRONTAGE
11 166 011 000	9283 CANDLESTONE DR	06/19/20	\$350,000	WD	\$350,000	\$151,300	43.23	\$374,528	\$45,918	\$304,082	\$414,388	0.734	\$28,624	GOLF FRONTAGE
11 166 013 000	9235 CANDLESTONE DR	04/19/21	\$667,500	WD	\$667,500	\$285,900	42.83	\$644,390	\$47,523	\$619,977	\$752,670	0.824	\$25,612	GOLF FRONTAGE
11 166 015 000	9211 CANDLESTONE DR	10/25/19	\$331,900	WD	\$331,900	\$168,200	50.68	\$404,217	\$42,859	\$289,041	\$455,685	0.634	\$30,253	GOLF FRONTAGE
11 175 010 000	9410 STONEBRIDGE DR	07/22/20	\$392,500	WD	\$392,500	\$160,500	40.89	\$419,079	\$48,306	\$344,194	\$467,557	0.736	\$34,022	GOLF FRONTAGE
11 175 023 001	9600 ABERDEEN CT	06/22/21	\$385,000	WD	\$385,000	\$189,300	49.17	\$423,904	\$50,736	\$334,264	\$470,578	0.710	\$44,827	GOLF FRONTAGE
11 175 028 000	9635 ABERDEEN CT	10/22/19	\$280,000	AFF	\$280,000	\$93,800	33.50	\$271,027	\$36,031	\$243,969	\$296,338	0.823	\$24,724	GOLF FRONTAGE
11 175 031 000	9577 ABERDEEN CT	07/01/19	\$350,000	WD	\$350,000	\$138,200	39.49	\$404,707	\$24,873	\$325,127	\$478,984	0.679	\$18,464	GOLF FRONTAGE
11 175 037 000	9463 STONEBRIDGE DR	05/31/19	\$275,000	WD	\$275,000	\$116,200	42.25	\$302,025	\$25,048	\$249,952	\$349,277	0.716	\$20,523	GOLF FRONTAGE
Totals:			\$3,746,900		\$3,746,900	\$1,630,900		\$4,070,091		\$3,347,095	\$4,628,356			
							Sale. Ratio =>	43.53				E.C.F. =>	0.723	
							Std. Dev. =>	5.14				Ave. E.C.F. =>	0.719	

Good Sales Excluded by Std Deviation

11 151 001 000	9559 ST IVES DR	05/15/21	\$654,750	WD	\$654,750	\$242,100	36.98	\$552,783	\$33,402	\$621,348	\$654,957	0.949	\$22,363	GOLF FRONTAGE
11 175 014 000	9482 STONEBRIDGE DR	07/29/20	\$360,500	WD	\$360,500	\$125,400	34.79	\$307,993	\$36,666	\$323,834	\$342,153	0.946	\$25,548	GOLF FRONTAGE

- \*\***.723** Applied to all Residential Single Family Homes in St Ives for 2022.
- \*\*All Mobile Homes applied at **.833** applied township wide for 2022.
- \*\*All structures valued with AG Manual applied at **.808** for 2022 with ECF neighborhood.

Tullymore

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 087 035 000	11269 TROON DR	06/26/20	\$299,000	WD	\$299,000	\$133,200	44.55	\$326,823	\$23,885	\$275,115	\$357,561	0.769	\$10,000	GOLF COURSE BACK LOTS
11 087 040 000	11325 HAMPTON CT	08/17/20	\$240,000	WD	\$240,000	\$90,700	37.79	\$244,059	\$21,227	\$218,773	\$261,540	0.836	\$10,000	GOLF COURSE BACK LOTS
11 087 042 000	11347 HAMPTON CT	12/29/20	\$270,000	WD	\$270,000	\$91,000	33.70	\$242,538	\$21,850	\$248,150	\$321,023	0.773	\$10,000	GOLF COURSE BACK LOTS
11 087 043 000	11357 HAMPTON CT	08/19/20	\$314,900	WD	\$314,900	\$131,900	41.89	\$332,044	\$21,491	\$293,409	\$364,499	0.805	\$10,000	GOLF COURSE BACK LOTS
11 087 046 000	11391 HAMPTON CT	11/06/20	\$340,000	WD	\$340,000	\$114,900	33.79	\$308,509	\$23,910	\$316,090	\$384,036	0.823	\$10,000	GOLF COURSE BACK LOTS
11 087 048 000	11413 HAMPTON CT	10/14/20	\$290,000	WD	\$290,000	\$97,400	33.59	\$319,105	\$21,227	\$268,773	\$349,622	0.769	\$10,000	GOLF COURSE BACK LOTS
11 087 145 000	11589 WELLINGTON CT	07/19/21	\$331,000	WD	\$331,000	\$143,900	43.47	\$317,241	\$19,637	\$311,363	\$359,300	0.867	\$10,000	GOLF COURSE BACK LOTS
11 087 147 000	11573 WELLINGTON CT	09/17/21	\$458,070	WD	\$458,070	\$205,800	44.93	\$448,041	\$67,495	\$390,575	\$496,650	0.786	\$50,590	CANADIAN LAKES WATERFRONT
11 087 150 000	11551 WELLINGTON CT	01/22/21	\$453,000	WD	\$453,000	\$195,500	43.16	\$466,519	\$60,292	\$392,708	\$476,792	0.824	\$50,590	CANADIAN LAKES WATERFRONT
11 087 158 000	11381 KILLARNEY DR	05/24/21	\$380,000	WD	\$380,000	\$177,800	46.79	\$385,705	\$72,034	\$307,966	\$388,158	0.793	\$50,590	CANADIAN LAKES WATERFRONT
Totals:			\$3,375,970		\$3,375,970	\$1,382,100		\$3,390,584		\$3,022,922	\$3,759,183			
							Sale. Ratio =>	40.94				E.C.F. =>	0.804	
							Std. Dev. =>	5.16				Ave. E.C.F. =>	0.805	

**\*\* .804 Applied to all Residential Single Family Homes in Tullymore for 2022.**  
**\*\* All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**



North Buchanan

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 161 088 000	11279 ALPINE RD	09/16/20	\$135,000	MLC	\$135,000	\$46,400	34.37	\$129,707	\$1,947	\$133,053	\$121,908	1.091	\$1,500	CANADIAN LAKES BACK LOT
11 162 095 000	11955 WALES DR	03/27/20	\$155,000	WD	\$155,000	\$79,700	51.42	\$199,051	\$3,082	\$151,918	\$186,993	0.812	\$1,500	CANADIAN LAKES BACK LOT
11 162 106 000	8749 TIMBERLANE DR	06/17/20	\$189,500	WD	\$189,500	\$86,600	45.70	\$204,403	\$6,225	\$183,275	\$189,101	0.969	\$1,500	CANADIAN LAKES BACK LOT
11 162 117 000	11866 WALES DR	06/06/19	\$264,000	WD	\$264,000	\$102,400	38.79	\$242,722	\$14,025	\$249,975	\$240,481	1.039	\$7,882	CANADIAN LAKES BACK LOT
11 162 136 000	11949 WELLINGTON DR	08/14/19	\$149,900	WD	\$149,900	\$56,700	37.83	\$158,527	\$5,030	\$144,870	\$146,467	0.989	\$1,500	CANADIAN LAKES BACK LOT
11 162 138 000	11969 WELLINGTON DR	05/16/19	\$167,500	WD	\$167,500	\$56,700	33.85	\$156,211	\$4,561	\$162,939	\$159,464	1.022	\$2,000	CANADIAN LAKES BACK LOT
11 162 156 000	11965 HUDSON BAY DR	07/20/20	\$129,000	WD	\$129,000	\$51,800	40.16	\$134,096	\$2,105	\$126,895	\$125,946	1.008	\$1,500	CANADIAN LAKES BACK LOT
11 162 303 000	11973 ST JOHNS DR	04/12/21	\$108,500	WD	\$108,500	\$43,500	40.09	\$94,726	\$1,500	\$107,000	\$88,956	1.203	\$1,500	CANADIAN LAKES BACK LOT
11 180 040 000	11410 HEATHER LN	09/30/19	\$173,000	WD	\$173,000	\$37,300	21.56	\$194,479	\$6,559	\$166,441	\$179,313	0.928	\$2,250	CANADIAN LAKES BACK LOT
11 180 049 000	11271 ALPINE RD	10/19/20	\$229,500	WD	\$229,500	\$93,000	40.52	\$215,987	\$7,512	\$221,988	\$198,927	1.116	\$1,567	CANADIAN LAKES BACK LOT
11 180 064 000	11209 BIRWOOD DR	05/03/21	\$263,000	WD	\$263,000	\$114,400	43.50	\$277,326	\$5,229	\$257,771	\$259,635	0.993	\$1,755	CANADIAN LAKES BACK LOT
11 180 065 000	11195 BIRWOOD DR	08/30/19	\$88,400	WD	\$88,400	\$35,900	40.61	\$96,119	\$4,507	\$83,893	\$87,416	0.960	\$1,918	CANADIAN LAKES BACK LOT
11 180 068 000	11139 BIRWOOD DR	11/15/19	\$170,000	WD	\$170,000	\$70,700	41.59	\$184,150	\$16,465	\$153,535	\$160,005	0.960	\$4,728	CANADIAN LAKES BACK LOT
11 180 076 000	8811 OLD HICKORY LN	01/29/21	\$113,000	WD	\$113,000	\$50,500	44.69	\$121,494	\$7,210	\$105,790	\$109,050	0.970	\$5,650	CANADIAN LAKES BACK LOT
11 180 105 000	8641 HEATHER LN	07/23/20	\$148,000	WD	\$148,000	\$63,300	42.77	\$154,328	\$13,598	\$134,402	\$134,284	1.001	\$4,899	CANADIAN LAKES BACK LOT
11 180 108 000	11185 RAMBLING WAY	08/12/20	\$215,000	WD	\$215,000	\$59,400	27.63	\$229,525	\$4,152	\$210,848	\$215,051	0.980	\$1,717	CANADIAN LAKES BACK LOT
11 180 115 000	8683 HEATHER LN	09/29/20	\$139,900	WD	\$139,900	\$67,700	48.39	\$150,847	\$6,350	\$133,550	\$137,879	0.969	\$2,020	CANADIAN LAKES BACK LOT
11 180 168 000	10752 THORNAPPLE DR	11/18/20	\$164,900	WD	\$164,900	\$65,700	39.84	\$174,479	\$8,017	\$156,883	\$158,838	0.988	\$1,668	CANADIAN LAKES BACK LOT
11 180 177 000	8920 JENNY LN	08/21/20	\$155,000	WD	\$155,000	\$44,500	28.71	\$144,413	\$14,058	\$140,942	\$124,385	1.133	\$5,385	CANADIAN LAKES BACK LOT
11 180 196 000	10853 SHAWNEE TRL	03/23/21	\$236,500	WD	\$236,500	\$104,500	44.19	\$227,321	\$30,459	\$206,041	\$207,005	0.995	\$3,753	CANADIAN LAKES BACK LOT
11 180 199 000	10793 SHAWNEE TRL	07/20/20	\$99,999	WD	\$99,999	\$34,100	34.10	\$87,416	\$4,281	\$95,718	\$79,327	1.207	\$1,763	CANADIAN LAKES BACK LOT
11 180 200 000	10773 SHAWNEE TRL	05/13/19	\$97,500	WD	\$97,500	\$32,700	33.54	\$98,459	\$6,523	\$90,977	\$87,725	1.037	\$2,386	CANADIAN LAKES BACK LOT
11 180 204 000	10914 THORNAPPLE DR	01/21/21	\$319,500	WD	\$319,500	\$173,600	54.33	\$348,918	\$12,338	\$307,162	\$321,164	0.956	\$1,880	CANADIAN LAKES BACK LOT
Totals:			\$3,911,599		\$3,911,599	\$1,571,100		\$4,024,704		\$3,725,866	\$3,719,318			
							Sale. Ratio =>	40.17			E.C.F. =>	1.002		
							Std. Dev. =>	7.59			Ave. E.C.F. =>	1.014		

**\*\*1.002 Applied to all Residential Single Family Homes in North Buchanan for 2022.**  
**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Forest Pines

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 058 013 000	9185 FOREST PINES DR	09/14/18	\$162,000	WD	\$162,000	\$84,400	52.10	\$154,475	\$12,114	\$149,886	\$181,121	0.828	\$7,228	TOWNSHIP BACK LAKE LOTS
11 022 013 000	8399 80TH AVE	07/14/20	\$150,000	WD	\$150,000	\$96,900	64.60	\$195,332	\$28,718	\$121,282	\$169,668	0.715	\$20,727	TOWNSHIP RESIDENTIAL ACREAGE
11 058 019 000	9198 FOREST PINES DR	04/15/19	\$178,500	WD	\$178,500	\$84,500	47.34	\$178,582	\$20,999	\$157,501	\$185,610	0.849	\$18,387	TOWNSHIP BACK LAKE LOTS
Totals:			\$490,500		\$490,500	\$265,800		\$528,389		\$428,669	\$536,399			
							Sale. Ratio =>	54.19				E.C.F. =>	0.799	
							Std. Dev. =>	8.92				Ave. E.C.F. =>	0.797	

**\*\*Had to use a sale from outside of typical sale study dates. Also included similar sale from 80th Ave, just outside of sub.**

**\*\* .799 Applied to all Residential Single Family Homes in Forest Pines for 2022.**

**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Lost Canyon Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 181 228 000	10025 LOST CANYON DR	07/10/20	\$129,900	WD	\$129,900	\$41,200	31.72	\$123,952	\$2,300	\$127,600	\$126,195	1.011	\$1,050	LOST CANYON BACK LOTS
11 181 230 000	11779 BROKEN ARROW LN	10/04/19	\$170,000	WD	\$170,000	\$80,500	47.35	\$191,901	\$6,136	\$163,864	\$192,702	0.850	\$1,050	LOST CANYON BACK LOTS
11 181 235 000	11858 BROKEN ARROW LN	12/02/20	\$225,000	WD	\$225,000	\$88,000	39.11	\$244,971	\$2,250	\$222,750	\$251,785	0.885	\$1,050	LOST CANYON BACK LOTS
11 181 241 000	11998 BROKEN ARROW LN	12/06/19	\$125,000	WD	\$125,000	\$45,000	36.00	\$131,154	\$3,368	\$121,632	\$132,558	0.918	\$1,050	LOST CANYON BACK LOTS
11 181 257 000	10155 LOST CANYON DR	08/06/21	\$239,500	WD	\$239,500	\$107,100	44.72	\$232,484	\$3,400	\$236,100	\$237,639	0.994	\$3,400	LOST CANYON BACK LOTS
11 182 528 000	11634 RED FEATHER LN	09/29/20	\$135,000	WD	\$135,000	\$52,800	39.11	\$138,828	\$2,706	\$132,294	\$141,205	0.937	\$1,050	LOST CANYON BACK LOTS
11 182 530 000	11610 RED FEATHER LN	03/16/20	\$137,900	WD	\$137,900	\$87,700	63.60	\$171,489	\$8,436	\$129,464	\$169,142	0.765	\$3,400	LOST CANYON BACK LOTS
11 182 640 000	9571 CALGARY DR S	05/06/20	\$82,000	CD	\$82,000	\$40,900	49.88	\$93,729	\$4,503	\$77,497	\$92,558	0.837	\$1,050	LOST CANYON BACK LOTS
11 182 645 000	9631 CALGARY DR S	12/18/19	\$123,500	WD	\$123,500	\$48,100	38.95	\$124,694	\$6,456	\$117,044	\$122,654	0.954	\$1,050	LOST CANYON BACK LOTS
11 182 697 000	9877 LOST CANYON DR	07/10/20	\$150,000	WD	\$150,000	\$63,900	42.60	\$150,540	\$8,497	\$141,503	\$147,348	0.960	\$1,050	LOST CANYON BACK LOTS
11 182 703 000	9840 BIRDIE DR	04/15/19	\$232,900	WD	\$232,900	\$89,400	38.39	\$258,885	\$5,119	\$227,781	\$263,243	0.865	\$1,050	LOST CANYON BACK LOTS
11 182 716 000	9799 BIRDIE DR	05/15/20	\$126,000	WD	\$126,000	\$44,200	35.08	\$115,798	\$6,519	\$119,481	\$113,360	1.054	\$3,668	LOST CANYON BACK LOTS
11 182 767 000	10077 SWEET TREE LN	11/26/19	\$165,000	WD	\$165,000	\$93,000	56.36	\$207,237	\$2,488	\$162,512	\$212,395	0.765	\$1,050	LOST CANYON BACK LOTS
11 182 774 000	10149 CRAZY HORSE TRL	07/02/20	\$138,000	WD	\$138,000	\$51,300	37.17	\$121,998	\$4,721	\$133,279	\$121,657	1.096	\$2,100	LOST CANYON BACK LOTS
Totals:			\$2,179,700		\$2,179,700	\$933,100		\$2,307,660		\$2,112,801	\$2,324,441			
							Sale. Ratio =>	42.81				E.C.F. =>	0.909	
							Std. Dev. =>	8.83				Ave. E.C.F. =>	0.921	

**\*\*Good Sales Excluded strictly on Dev by Means %**

11 182 536 000	10375 TOMBSTONE DR	05/20/21	\$161,900	WD	\$161,900	\$57,700	35.64	\$125,364	\$1,050	\$160,850	\$128,956	1.247	\$1,050	LOST CANYON BACK LOTS
11 182 706 000	9810 BIRDIE DR	08/06/21	\$227,000	WD	\$227,000	\$85,000	37.44	\$184,183	\$4,683	\$222,317	\$186,203	1.194	\$2,100	LOST CANYON BACK LOTS
11 182 730 000	11724 STRAIGHT ARROW LN	08/10/21	\$307,000	WD	\$307,000	\$101,200	32.96	\$247,424	\$1,909	\$305,091	\$254,684	1.198	\$1,050	LOST CANYON BACK LOTS
11 181 255 000	10175 LOST CANYON DR	10/21/21	\$399,000	PTA	\$399,000	\$135,700	34.01	\$315,746	\$22,161	\$376,839	\$302,977	1.244	\$3,400	LOST CANYON BACK LOTS
11 181 255 000	10175 LOST CANYON DR	11/20/20	\$345,000	WD	\$345,000	\$122,500	35.51	\$292,985	\$20,880	\$324,120	\$282,267	1.148	\$3,400	LOST CANYON BACK LOTS

**\*\* .909 Applied to all Residential Single Family Homes in Lost Canyon Backlots for 2022.**

**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**



Lake of the Clouds

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 018 004 000	11571 N ROYAL RD	08/27/20	\$450,000	WD	\$450,000	\$159,500	35.44	\$451,040	\$60,385	\$389,615	\$384,496	1.013	\$49,401	CANADIAN LAKES WATERFRONT
11 161 001 000	8655 ISLAND DR	08/21/20	\$244,000	WD	\$244,000	\$92,300	37.83	\$226,798	\$35,835	\$208,165	\$193,288	1.077	\$35,835	CANADIAN LAKES WATERFRONT
11 161 047 000	11460 ALPINE RD	05/20/20	\$377,000	WD	\$377,000	\$197,200	52.31	\$412,030	\$49,148	\$327,852	\$329,294	0.996	\$38,268	CANADIAN LAKES WATERFRONT
11 161 050 000	11430 ALPINE RD	09/09/20	\$240,000	WD	\$240,000	\$127,000	52.92	\$276,277	\$79,454	\$160,546	\$199,012	0.807	\$76,763	CANADIAN LAKES WATERFRONT
11 180 135 000	10722 SHAWNEE TRL	06/15/20	\$140,000	WD	\$140,000	\$67,600	48.29	\$151,728	\$38,945	\$101,055	\$102,344	0.987	\$36,639	CANADIAN LAKES PARK FRONTAGE
11 180 246 000	10890 BOXWOOD DR	10/12/20	\$412,500	WD	\$412,500	\$176,700	42.84	\$428,283	\$57,769	\$354,731	\$336,220	1.055	\$44,561	CANADIAN LAKES WATERFRONT
11 184 012 000	10225 105TH AVE	02/28/20	\$328,500	WD	\$328,500	\$122,100	37.17	\$338,838	\$51,730	\$276,770	\$260,534	1.062	\$40,812	CANADIAN LAKES WATERFRONT
11 184 024 000	10461 VALLEY CT	04/03/20	\$270,000	WD	\$270,000	\$159,300	59.00	\$306,815	\$47,805	\$222,195	\$235,036	0.945	\$41,812	CANADIAN LAKES WATERFRONT
Totals:			\$2,462,000		\$2,462,000	\$1,101,700		\$2,591,809		\$2,040,929	\$2,040,224			
							Sale. Ratio =>	44.75				E.C.F. =>	1.000	
							Std. Dev. =>	8.68				Ave. E.C.F. =>	0.993	

**\*\*1.000 Applied to all Residential Single Family Homes in Lake of the Clouds for 2022.**  
**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Ranger Lake Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 156 128 000	9135 N TRAP DR	07/16/21	\$425,000	WD	\$425,000	\$155,100	36.49	\$375,480	\$24,629	\$400,371	\$352,628	1.135	\$19,368	RANGER LAKE WATERFRONT
11 156 129 000	9125 N TRAP DR	11/25/19	\$202,000	WD	\$200,500	\$96,200	47.98	\$219,520	\$35,857	\$164,643	\$179,358	0.918	\$33,923	RANGER LAKE WATERFRONT
11 170 002 000	9340 RANGER DR	08/14/20	\$255,000	WD	\$255,000	\$133,200	52.24	\$270,665	\$42,812	\$212,188	\$222,513	0.954	\$37,280	RANGER LAKE WATERFRONT
11 170 003 000	9320 RANGER DR	05/14/21	\$442,500	WD	\$442,500	\$213,200	48.18	\$443,268	\$44,529	\$397,971	\$401,394	0.991	\$38,507	RANGER LAKE WATERFRONT
Totals:			\$1,324,500		\$1,323,000	\$597,700		\$1,308,933		\$1,175,173	\$1,155,893			
							Sale. Ratio =>	45.18			E.C.F. =>	1.017		
							Std. Dev. =>	6.78			Ave. E.C.F. =>	1.000		

**\*\*1.017 Applied to all Residential Single Family Homes in Ranger Lake Waterfront for 2022.**

**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Canadian Lakes  
West Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 142 580 000	11238 LAKE RD	07/03/19	\$550,000	WD	\$550,000	\$263,800	47.96	\$513,045	\$110,529	\$439,471	\$332,658	1.321	\$98,730	CANADIAN LAKES WATERFRONT
11 142 584 000	11259 LAKE RD	08/31/21	\$425,000	WD	\$425,000	\$180,400	42.45	\$392,471	\$102,035	\$322,965	\$260,030	1.242	\$99,676	CANADIAN LAKES WATERFRONT
11 142 603 000	7250 HOLIDAY DR	09/30/19	\$365,000	WD	\$365,000	\$146,800	40.22	\$343,392	\$99,514	\$265,486	\$201,552	1.317	\$98,730	CANADIAN LAKES WATERFRONT
11 143 626 000	7649 W ROYAL RD	06/21/19	\$355,000	WD	\$355,000	\$128,800	36.28	\$311,586	\$101,623	\$253,377	\$202,418	1.252	\$99,488	CANADIAN LAKES WATERFRONT
11 143 636 000	7685 W ROYAL RD	07/26/20	\$451,500	WD	\$451,500	\$233,300	51.67	\$479,751	\$108,060	\$343,440	\$322,929	1.064	\$103,905	CANADIAN LAKES WATERFRONT
11 143 652 000	7799 W LAKE DR	10/29/19	\$335,000	WD	\$335,000	\$201,200	60.06	\$376,110	\$109,222	\$225,778	\$220,569	1.024	\$107,393	CANADIAN LAKES WATERFRONT
11 143 662 000	7765 W LAKE DR	05/30/19	\$275,000	WD	\$275,000	\$148,300	53.93	\$305,437	\$106,777	\$168,223	\$164,182	1.025	\$99,991	CANADIAN LAKES WATERFRONT
11 143 666 000	7737 W LAKE DR	08/30/19	\$343,000	WD	\$343,000	\$135,800	39.59	\$303,621	\$103,239	\$239,761	\$185,605	1.292	\$100,286	CANADIAN LAKES WATERFRONT
Totals:			\$3,099,500		\$3,099,500	\$1,438,400		\$3,025,413		\$2,258,501	\$1,889,942			
							Sale. Ratio =>	46.41				E.C.F. =>	1.195	
							Std. Dev. =>	8.25				Ave. E.C.F. =>	1.192	

**\*\*1.195 Applied to all Residential Single Family Homes in Canadian Lake West Waterfront for 2022.**

**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Canadian Lakes  
Far West Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 146 725 000	11088 SOUTHLAWN DR	05/03/19	\$273,000	WD	\$253,000	\$128,700	50.87	\$267,328	\$75,291	\$177,709	\$154,123	1.153	\$70,201	WEST CANADIAN WATER FRONT
11 146 769 000	7341 HOLIDAY DR	06/19/20	\$175,000	WD	\$175,000	\$84,100	48.06	\$172,919	\$53,265	\$121,735	\$96,031	1.268	\$52,932	WEST CANADIAN WATER FRONT
11 146 771 000	7357 HOLIDAY DR	07/19/19	\$186,500	WD	\$186,500	\$94,000	50.40	\$214,742	\$78,062	\$108,438	\$109,695	0.989	\$72,500	WEST CANADIAN WATER FRONT
11 147 901 000	7036 SOUTHWEST DR	06/05/19	\$300,000	WD	\$300,000	\$148,500	49.50	\$345,436	\$81,630	\$218,370	\$211,722	1.031	\$72,558	WEST CANADIAN WATER FRONT
11 147 910 000	7114 SOUTHWEST DR	10/11/19	\$250,000	WD	\$250,000	\$88,500	35.40	\$256,141	\$74,063	\$175,937	\$146,130	1.204	\$72,571	WEST CANADIAN WATER FRONT
11 142 580 000	11238 LAKE RD	07/03/19	\$550,000	WD	\$550,000	\$263,800	47.96	\$513,045	\$110,529	\$439,471	\$332,658	1.321	\$98,730	CANADIAN LAKES WATERFRONT
11 142 584 000	11259 LAKE RD	08/31/21	\$425,000	WD	\$425,000	\$180,400	42.45	\$392,471	\$102,035	\$322,965	\$240,030	1.346	\$99,676	CANADIAN LAKES WATERFRONT
11 142 603 000	7250 HOLIDAY DR	09/30/19	\$365,000	WD	\$365,000	\$146,800	40.22	\$343,392	\$99,514	\$265,486	\$201,552	1.317	\$98,730	CANADIAN LAKES WATERFRONT
11 143 626 000	7649 W ROYAL RD	06/21/19	\$355,000	WD	\$355,000	\$128,800	36.28	\$311,586	\$101,623	\$253,377	\$182,418	1.389	\$99,488	CANADIAN LAKES WATERFRONT
11 143 636 000	7685 W ROYAL RD	07/26/20	\$451,500	WD	\$451,500	\$233,300	51.67	\$472,143	\$108,060	\$343,440	\$322,929	1.064	\$103,905	CANADIAN LAKES WATERFRONT
11 143 652 000	7799 W LAKE DR	10/29/19	\$335,000	WD	\$335,000	\$201,200	60.06	\$376,110	\$109,222	\$225,778	\$220,569	1.024	\$107,393	CANADIAN LAKES WATERFRONT
11 143 662 000	7765 W LAKE DR	05/30/19	\$275,000	WD	\$275,000	\$148,300	53.93	\$305,437	\$106,777	\$168,223	\$164,182	1.025	\$99,991	CANADIAN LAKES WATERFRONT
11 143 666 000	7737 W LAKE DR	08/30/19	\$343,000	WD	\$343,000	\$135,800	39.59	\$303,621	\$103,239	\$239,761	\$165,605	1.448	\$100,286	CANADIAN LAKES WATERFRONT
11 147 938 000	11450 N LOOKOUT RDG	09/21/20	\$209,900	WD	\$209,900	\$100,500	47.88	\$228,014	\$69,728	\$140,172	\$127,035	1.103	\$69,116	WEST CANADIAN WATER FRONT
Totals:			\$4,493,900		\$4,473,900	\$2,082,700		\$4,502,385		\$3,200,862	\$2,674,678			
							Sale. Ratio =>	46.55				E.C.F. =>	1.197	
							Std. Dev. =>	7.05				Ave. E.C.F. =>	1.191	

**\*\*Sale Comps from West Waterfront was added in addition to the few sales of Far West properties.**  
**\*\*1.197 Applied to all Residential Single Family Homes in Canadian Lakes Far West Waterfront for 2022.**  
**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Canadian Lakes  
Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 147 857 000	11525 N LOOKOUT RDG	03/26/20	\$114,000	WD	\$114,000	\$39,000	34.21	\$96,536	\$2,789	\$111,211	\$91,105	1.221	\$1,500	CANADIAN LAKES BACK LOT
11 156 166 000	9141 GOLF PORT DR	08/18/20	\$174,900	WD	\$174,900	\$66,300	37.91	\$155,881	\$2,190	\$172,710	\$149,360	1.156	\$1,435	CANADIAN LAKES BACK LOT
11 156 200 000	9530 GOLF PORT DR	03/26/20	\$133,000	WD	\$133,000	\$55,600	41.80	\$135,659	\$6,711	\$126,289	\$125,314	1.008	\$2,410	CANADIAN LAKES BACK LOT
11 157 006 000	8472 HIGHLAND TRL	11/27/19	\$144,400	WD	\$144,400	\$83,000	57.48	\$169,396	\$2,773	\$141,627	\$161,927	0.875	\$1,547	CANADIAN LAKES BACK LOT
11 157 009 000	8490 HIGHLAND TRL	09/18/20	\$242,000	WD	\$242,000	\$135,700	56.07	\$271,901	\$9,365	\$232,635	\$255,137	0.912	\$1,906	CANADIAN LAKES BACK LOT
11 157 009 000	8490 HIGHLAND TRL	03/19/21	\$261,000	WD	\$261,000	\$135,700	51.99	\$271,901	\$9,365	\$251,635	\$255,137	0.986	\$1,906	CANADIAN LAKES BACK LOT
11 158 022 000	8494 HIGHLAND TRL	05/11/20	\$105,800	WD	\$105,800	\$41,400	39.13	\$104,487	\$1,935	\$103,865	\$99,662	1.042	\$1,395	CANADIAN LAKES BACK LOT
11 184 030 000	10518 VALLEY CT	05/15/20	\$160,000	WD	\$160,000	\$73,700	46.06	\$194,984	\$7,581	\$152,419	\$184,121	0.828	\$1,500	CANADIAN LAKES BACK LOT
11 184 030 000	10518 VALLEY CT	08/13/21	\$225,000	WD	\$225,000	\$79,400	35.29	\$194,984	\$7,581	\$217,419	\$185,121	1.174	\$1,500	CANADIAN LAKES BACK LOT
11 185 035 000	11765 TANGLEWOOD TRL S	08/07/20	\$135,000	WD	\$135,000	\$53,800	39.85	\$126,656	\$9,818	\$125,182	\$113,545	1.102	\$1,700	CANADIAN LAKES BACK LOT
11 186 108 000	10137 EVERGREEN LN	08/18/20	\$215,000	WD	\$215,000	\$109,000	50.70	\$234,627	\$5,839	\$209,161	\$222,340	0.941	\$1,500	CANADIAN LAKES BACK LOT
11 198 038 000	6249 ABBEY LN	08/30/20	\$172,000	WD	\$172,000	\$75,400	43.84	\$170,391	\$10,812	\$161,188	\$165,538	0.974	\$3,000	CANADIAN LAKES BACK LOT
11 198 041 000	10797 DOBBYN DR	09/03/20	\$172,000	WD	\$172,000	\$75,400	43.84	\$170,391	\$10,812	\$161,188	\$165,538	0.974	\$3,000	CANADIAN LAKES BACK LOT
Totals:			\$2,254,100		\$2,254,100	\$1,023,400		\$2,297,794		\$2,166,529	\$2,173,846			
							Sale. Ratio =>	45.40				E.C.F. =>	0.997	
							Std. Dev. =>	7.59				Ave. E.C.F. =>	1.015	

**\*\* .997 Applied to all Residential Single Family Homes in Canadian Lakes Backlots for 2022.**  
**\*\* All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Canadian Lakes  
East Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 186 147 000	10085 HOLLY LN	10/09/19	\$325,000	WD	\$325,000	\$201,900	62.12	\$366,552	\$82,727	\$242,273	\$260,737	0.929	\$77,448	CANADIAN LAKES WATERFRONT
11 186 160 000	10086 PEPPERMILL LN	08/09/19	\$265,000	WD	\$265,000	\$123,300	46.53	\$287,111	\$107,577	\$157,423	\$177,581	0.886	\$103,264	CANADIAN LAKES WATERFRONT
11 188 011 000	8448 PENINSULA DR E	06/26/19	\$317,000	WD	\$317,000	\$138,400	43.66	\$330,274	\$114,498	\$202,502	\$213,428	0.949	\$105,686	CANADIAN LAKES WATERFRONT
11 188 015 000	8388 PENINSULA DR E	07/23/19	\$300,000	WD	\$300,000	\$121,700	40.57	\$314,978	\$108,648	\$191,352	\$204,085	0.938	\$102,416	CANADIAN LAKES WATERFRONT
11 188 019 000	10251 PENINSULA DR	09/17/21	\$425,250	WD	\$425,250	\$146,100	34.36	\$286,378	\$110,543	\$314,707	\$301,184	1.045	\$106,093	CANADIAN LAKES WATERFRONT
Totals:			\$1,632,250		\$1,632,250	\$731,400		\$1,585,293		\$1,108,257	\$1,157,015			
							Sale. Ratio =>	44.81				E.C.F. =>	0.958	
							Std. Dev. =>	10.36				Ave. E.C.F. =>	0.949	

**\*\* .958 Applied to all Residential Single Family Homes in Canadian Lakes East Waterfront for 2022.**  
**\*\* All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Canadian Lakes  
ParkFront - Riverfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
11 154 005 000	6781 CEDAR TRACE	09/22/20	\$331,000	WD	\$331,000	\$123,000	37.16	\$291,175	\$19,411	\$311,589	\$302,039	1.032	\$8,915
11 160 018 000	7845 JEFFERSON AVE	10/12/20	\$277,000	WD	\$277,000	\$131,200	47.36	\$306,677	\$18,947	\$258,053	\$333,431	0.774	\$11,565
11 189 188 000	7315 RIVER RIDGE RD	08/21/20	\$183,900	WD	\$183,900	\$102,500	55.74	\$213,132	\$14,662	\$169,238	\$216,198	0.783	\$10,413
11 189 189 000	7333 RIVER RIDGE RD	12/09/20	\$180,000	WD	\$180,000	\$69,900	38.83	\$174,110	\$22,987	\$157,013	\$164,622	0.954	\$10,361
11 189 203 000	8120 CARRIAGE LN	11/19/19	\$110,000	WD	\$110,000	\$73,500	66.82	\$147,070	\$22,218	\$87,782	\$136,004	0.645	\$11,673
11 189 204 000	8110 CARRIAGE LN	01/10/20	\$143,900	WD	\$143,900	\$63,200	43.92	\$154,925	\$16,670	\$127,230	\$150,605	0.845	\$12,038
11 189 222 000	9680 SNOWSHOE CT	12/13/19	\$222,315	WD	\$222,315	\$105,800	47.59	\$252,950	\$16,007	\$206,308	\$258,108	0.799	\$10,804
11 189 251 000	9532 SLEEPY HOLLOW C	11/22/19	\$169,500	WD	\$169,500	\$80,600	47.55	\$183,381	\$14,370	\$155,130	\$184,108	0.843	\$10,364
11 189 262 000	7520 RIVER RIDGE RD	10/11/19	\$297,000	WD	\$297,000	\$163,500	55.05	\$366,993	\$27,577	\$269,423	\$369,734	0.729	\$12,593
11 189 263 000	7300 RIVER RIDGE RD	06/11/20	\$324,000	WD	\$324,000	\$136,700	42.19	\$336,901	\$24,380	\$299,620	\$360,437	0.831	\$12,629
11 189 267 000	7240 RIVER RIDGE RD	12/10/19	\$249,000	WD	\$249,000	\$106,400	42.73	\$265,920	\$17,808	\$231,192	\$270,275	0.855	\$9,026
11 189 268 000	7220 RIVER RIDGE RD	10/12/20	\$245,000	WD	\$245,000	\$94,900	38.73	\$214,531	\$17,078	\$227,922	\$215,090	1.060	\$11,497
Totals:			\$2,732,615		\$2,732,615	\$1,251,200		\$2,907,765		\$2,500,500	\$2,960,651		
							Sale. Ratio =>	45.79			E.C.F. =>	0.845	
							Std. Dev. =>	8.62			Ave. E.C.F. =>	0.846	

**\*\* .845 Applied to all Residential Single Family Homes in Canadian Lakes Riverfront and Parkfront for 2022.**

**\*\* All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**



Canadian Lakes  
Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 138 044 000	10950 FOURTH ST	07/21/20	\$127,000	WD	\$127,000	\$74,100	58.35	\$145,919	\$7,737	\$119,263	\$118,917	1.003	\$6,669	CANADIAN LAKES SUBDIVISION
11 138 045 000	10949 FIFTH ST	11/13/20	\$73,790	WD	\$73,790	\$36,100	48.92	\$74,183	\$4,343	\$69,447	\$60,103	1.155	\$2,496	CANADIAN LAKES SUBDIVISION
11 138 059 000	7785 COURT B	05/23/19	\$128,000	WD	\$128,000	\$66,300	51.80	\$148,623	\$12,105	\$115,895	\$117,485	0.986	\$4,680	CANADIAN LAKES SUBDIVISION
11 138 102 000	10918 FIRST ST	02/16/21	\$163,900	WD	\$163,900	\$65,600	40.02	\$149,602	\$6,640	\$157,260	\$123,031	1.278	\$2,340	CANADIAN LAKES SUBDIVISION
11 138 119 000	7634 W ROYAL RD	06/24/21	\$180,000	WD	\$180,000	\$71,300	39.61	\$155,699	\$7,271	\$172,729	\$127,735	1.352	\$4,680	CANADIAN LAKES SUBDIVISION
11 139 175 000	7688 BAY MEADOW	09/09/19	\$125,000	WD	\$125,000	\$45,600	36.48	\$122,649	\$4,836	\$120,164	\$101,388	1.185	\$4,836	CANADIAN LAKES SUBDIVISION
11 140 213 000	11632 THIRTEENTH ST	08/14/20	\$165,500	WD	\$165,500	\$91,600	55.35	\$170,692	\$6,404	\$159,096	\$141,384	1.125	\$4,680	CANADIAN LAKES SUBDIVISION
11 140 218 000	11662 THIRTEENTH ST	08/22/19	\$102,000	WD	\$102,000	\$38,600	37.84	\$90,945	\$2,340	\$99,660	\$76,252	1.307	\$2,340	CANADIAN LAKES SUBDIVISION
11 140 237 000	11609 TWELFTH ST	07/29/20	\$180,000	WD	\$180,000	\$91,000	50.56	\$189,590	\$5,136	\$174,864	\$158,738	1.102	\$3,003	CANADIAN LAKES SUBDIVISION
11 140 264 000	8083 W ROYAL RD	07/21/20	\$124,000	WD	\$124,000	\$48,700	39.27	\$120,019	\$2,340	\$121,660	\$101,273	1.201	\$2,340	CANADIAN LAKES SUBDIVISION
11 140 297 000	8053 W ROYAL RD	05/20/20	\$130,000	WD	\$130,000	\$44,200	34.00	\$115,459	\$5,986	\$124,014	\$94,211	1.316	\$3,042	CANADIAN LAKES SUBDIVISION
11 140 311 000	7519 NINTH ST	06/11/20	\$85,000	WD	\$85,000	\$39,100	46.00	\$83,425	\$2,808	\$82,192	\$69,378	1.185	\$2,808	CANADIAN LAKES SUBDIVISION
11 140 334 000	7603 EIGHTH ST	11/18/19	\$117,775	WD	\$117,775	\$51,000	43.30	\$125,097	\$7,356	\$110,419	\$101,326	1.090	\$4,680	CANADIAN LAKES SUBDIVISION
11 141 356 000	10990 E ROYAL RD	07/13/20	\$172,500	WD	\$172,500	\$81,200	47.07	\$168,210	\$5,507	\$166,993	\$140,020	1.193	\$2,925	CANADIAN LAKES SUBDIVISION
11 141 380 000	11014 E ROYAL RD	08/06/20	\$147,000	WD	\$147,000	\$70,600	48.03	\$146,287	\$7,649	\$139,351	\$119,310	1.168	\$2,847	CANADIAN LAKES SUBDIVISION
11 141 382 000	11044 E ROYAL RD	02/28/20	\$153,000	WD	\$153,000	\$60,100	39.28	\$146,199	\$4,832	\$148,168	\$121,658	1.218	\$3,081	CANADIAN LAKES SUBDIVISION
11 141 384 000	8343 ONTARIO RD	07/03/19	\$120,000	WD	\$120,000	\$46,400	38.67	\$114,106	\$4,572	\$115,428	\$94,263	1.225	\$3,120	CANADIAN LAKES SUBDIVISION
11 141 407 000	11070 E ROYAL RD	01/28/21	\$108,000	WD	\$108,000	\$57,200	52.96	\$120,792	\$3,783	\$104,217	\$100,696	1.035	\$3,783	CANADIAN LAKES SUBDIVISION
11 147 892 000	7031 SOUTHWEST DR	11/20/20	\$148,000	WD	\$148,000	\$61,300	41.42	\$144,016	\$7,038	\$140,962	\$117,881	1.196	\$4,251	CANADIAN LAKES SUBDIVISION
11 187 001 000	10940 E ROYAL RD	11/01/19	\$190,000	WD	\$190,000	\$118,000	62.11	\$200,620	\$10,368	\$179,632	\$171,244	1.049	\$6,480	CANADIAN LAKES SUBDIVISION
11 187 020 000	10842 E ROYAL RD	06/26/20	\$205,000	WD	\$205,000	\$102,500	50.00	\$213,263	\$9,008	\$195,992	\$175,779	1.115	\$3,900	CANADIAN LAKES SUBDIVISION
11 187 022 000	8277 PENINSULA DR	10/16/20	\$138,000	WD	\$138,000	\$84,400	61.16	\$147,265	\$8,698	\$129,302	\$119,249	1.084	\$4,056	CANADIAN LAKES SUBDIVISION
11 187 029 000	8393 WAVING AVE	12/04/19	\$259,000	WD	\$259,000	\$154,700	59.73	\$287,871	\$17,539	\$241,461	\$232,644	1.038	\$9,633	CANADIAN LAKES SUBDIVISION
Totals:			\$3,342,465		\$3,342,465	\$1,599,600		\$3,380,531		\$3,188,169	\$2,783,966			
							Sale. Ratio =>	47.86				E.C.F. =>	1.145	
							Std. Dev. =>	8.46				Ave. E.C.F. =>	1.157	

**\*\*1.145 Applied to all Residential Single Family Homes in Canadian Lakes Subdivision for 2022.**  
**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**



Canadian Lakes  
Waterfront Main Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 138 039 000	10950 FIFTH ST	07/07/20	\$293,000	WD	\$293,000	\$136,600	46.62	\$316,038	\$104,795	\$188,205	\$162,245	1.160	\$99,612	CANADIAN LAKES WATERFRONT
11 138 058 000	7805 COURT B	09/26/19	\$250,000	WD	\$250,000	\$115,200	46.08	\$289,608	\$105,452	\$144,548	\$141,441	1.022	\$97,421	CANADIAN LAKES WATERFRONT
11 138 066 000	7784 COURT C	05/28/19	\$179,900	WD	\$179,900	\$75,000	41.69	\$189,272	\$102,343	\$77,557	\$66,766	1.162	\$100,324	CANADIAN LAKES WATERFRONT
11 139 122 000	7515 BAY MEADOW	04/03/20	\$418,500	WD	\$418,500	\$156,000	37.28	\$394,868	\$110,497	\$308,003	\$218,411	1.410	\$107,352	CANADIAN LAKES WATERFRONT
11 139 160 000	7800 BAY MEADOW	03/16/20	\$405,000	WD	\$405,000	\$177,500	43.83	\$453,429	\$117,022	\$287,978	\$258,377	1.115	\$102,991	CANADIAN LAKES WATERFRONT
11 140 190 000	7980 ISLAND CT	09/14/20	\$610,000	WD	\$610,000	\$300,200	49.21	\$663,005	\$119,462	\$490,538	\$417,468	1.175	\$114,758	CANADIAN LAKES WATERFRONT
11 140 196 000	7961 ISLAND CT	02/03/20	\$289,900	WD	\$289,900	\$125,500	43.29	\$325,790	\$59,077	\$230,823	\$204,849	1.127	\$54,183	CANADIAN LAKES WATERFRONT
11 140 245 000	8174 W ROYAL RD	11/22/19	\$263,000	WD	\$263,000	\$91,700	34.87	\$253,428	\$78,446	\$184,554	\$134,395	1.373	\$75,462	CANADIAN LAKES WATERFRONT
11 140 259 000	8094 W ROYAL RD	06/05/20	\$330,000	WD	\$330,000	\$156,600	47.45	\$365,389	\$101,812	\$228,188	\$202,440	1.127	\$100,617	CANADIAN LAKES WATERFRONT
11 140 275 000	8002 W ROYAL RD	06/24/20	\$294,000	WD	\$294,000	\$93,000	31.63	\$290,380	\$105,893	\$188,107	\$141,695	1.328	\$104,563	CANADIAN LAKES WATERFRONT
11 140 282 000	7964 W ROYAL RD	05/17/19	\$238,500	WD	\$238,500	\$93,300	39.12	\$247,352	\$105,089	\$133,411	\$109,265	1.221	\$105,089	CANADIAN LAKES WATERFRONT
11 141 502 000	11393 E ROYAL RD	06/14/19	\$288,000	WD	\$288,000	\$111,600	38.75	\$290,571	\$108,084	\$179,916	\$140,159	1.284	\$106,476	CANADIAN LAKES WATERFRONT
11 145 694 000	11086 HIDDEN PT	11/25/20	\$270,000	WD	\$270,000	\$134,000	49.63	\$312,093	\$105,097	\$164,903	\$158,983	1.037	\$102,980	CANADIAN LAKES WATERFRONT
11 145 701 000	7883 HIDDEN PT	09/13/19	\$342,000	WD	\$342,000	\$136,100	39.80	\$328,899	\$105,193	\$236,807	\$192,022	1.233	\$101,951	CANADIAN LAKES WATERFRONT
11 187 101 000	8113 SUE DR	09/28/20	\$550,000	WD	\$550,000	\$244,200	44.40	\$580,093	\$114,015	\$435,985	\$357,971	1.218	\$108,519	CANADIAN LAKES WATERFRONT
11 196 003 000	10451 E ROYAL RD	06/28/19	\$477,500	WD	\$477,500	\$186,000	38.95	\$467,316	\$119,083	\$358,417	\$267,460	1.340	\$114,840	CANADIAN LAKES WATERFRONT
Totals:			\$5,499,300		\$5,499,300	\$2,332,500		\$5,767,531		\$3,837,940	\$3,173,946			
							Sale. Ratio =>	42.41			E.C.F. =>	1.209		
							Std. Dev. =>	5.18			Ave. E.C.F. =>	1.208		

**\*\*1.209 Applied to all Residential Single Family Homes in Canadian Lakes Waterfront Main Lake for 2022.**

**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Canadian Lakes  
Waterfront South

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 135 006 000	6960 BANTRY BAY CT	11/27/19	\$432,450	WD	\$432,450	\$235,400	54.43	\$491,070	\$42,961	\$389,489	\$475,195	0.820	\$35,572	CANADIAN LAKES WATERFRONT
11 183 004 000	6860 MAYFAIR DR	10/30/20	\$392,000	WD	\$392,000	\$166,700	42.53	\$383,895	\$47,261	\$344,739	\$356,982	0.966	\$30,361	CANADIAN LAKES PARK FRONTAGE
11 183 013 000	6750 MAYFAIR DR	05/16/19	\$410,000	WD	\$410,000	\$178,200	43.46	\$420,946	\$63,101	\$346,899	\$379,475	0.914	\$43,797	CANADIAN LAKES WATERFRONT
11 190 155 000	9320 TAYLORS TURN	07/10/20	\$324,800	WD	\$324,800	\$149,100	45.91	\$330,249	\$49,742	\$275,058	\$297,462	0.925	\$38,200	CANADIAN LAKES WATERFRONT
11 190 157 000	9360 TAYLORS TURN	02/07/20	\$224,900	WD	\$224,900	\$87,900	39.08	\$219,019	\$48,034	\$176,866	\$181,320	0.975	\$37,691	CANADIAN LAKES WATERFRONT
11 190 161 000	9435 TAYLORS TURN	11/23/20	\$359,000	WD	\$359,000	\$169,700	47.27	\$344,910	\$61,741	\$297,259	\$307,031	0.968	\$42,898	CANADIAN LAKES WATERFRONT
11 190 175 000	9358 ELMWOOD CT	10/15/19	\$293,500	WD	\$293,500	\$118,100	40.24	\$283,780	\$42,816	\$250,684	\$255,529	0.981	\$38,706	CANADIAN LAKES WATERFRONT
11 190 179 000	9278 ELMWOOD CT	07/20/21	\$398,000	WD	\$398,000	\$152,700	38.37	\$370,784	\$47,558	\$350,442	\$342,764	1.022	\$37,982	CANADIAN LAKES WATERFRONT
11 190 181 000	9238 ELMWOOD CT	03/23/20	\$204,500	WD	\$204,500	\$86,900	42.49	\$191,765	\$42,130	\$162,370	\$158,680	1.023	\$37,778	CANADIAN LAKES WATERFRONT
11 190 193 000	9177 ELMWOOD CT	04/05/19	\$173,900	WD	\$173,900	\$74,800	43.01	\$175,117	\$40,982	\$132,918	\$142,243	0.934	\$38,109	CANADIAN LAKES WATERFRONT
11 190 198 000	9267 ELMWOOD CT	09/18/20	\$295,000	WD	\$295,000	\$130,700	44.31	\$274,897	\$48,133	\$246,867	\$240,471	1.027	\$39,019	CANADIAN LAKES WATERFRONT
11 190 269 000	9687 CLUBHOUSE DR W	08/25/20	\$325,000	WD	\$325,000	\$158,000	48.62	\$324,687	\$20,696	\$304,304	\$322,366	0.944	\$13,171	CANADIAN LAKES WATERFRONT
11 192 344 000	9582 SUNSET DR	05/28/21	\$300,000	WD	\$300,000	\$110,800	36.93	\$262,061	\$41,222	\$258,778	\$234,188	1.105	\$37,863	CANADIAN LAKES WATERFRONT
11 192 347 000	9534 SUNSET DR	11/13/20	\$292,500	WD	\$292,500	\$153,400	52.44	\$313,158	\$44,742	\$247,758	\$284,641	0.870	\$38,404	CANADIAN LAKES WATERFRONT
11 192 355 000	9639 MAIN ST	07/24/20	\$220,000	WD	\$220,000	\$102,300	46.50	\$220,644	\$43,271	\$176,729	\$188,094	0.940	\$39,485	CANADIAN LAKES WATERFRONT
11 193 373 000	9208 MAIN ST	04/17/19	\$275,000	WD	\$275,000	\$135,700	49.35	\$300,411	\$54,038	\$220,962	\$261,265	0.846	\$41,753	CANADIAN LAKES WATERFRONT
11 193 380 000	9190 EDGEWATER DR	11/07/19	\$209,500	WD	\$209,500	\$128,900	61.53	\$236,231	\$43,107	\$166,393	\$204,797	0.812	\$38,067	CANADIAN LAKES WATERFRONT
11 193 470 000	6719 CLUBHOUSE DR E	08/30/19	\$200,000	WD	\$200,000	\$86,800	43.40	\$199,018	\$48,904	\$151,096	\$159,188	0.949	\$43,220	CANADIAN LAKES WATERFRONT
11 193 470 000	6719 CLUBHOUSE DR E	02/07/20	\$209,000	WD	\$209,000	\$86,800	41.53	\$199,018	\$48,904	\$160,096	\$159,188	1.006	\$43,220	CANADIAN LAKES WATERFRONT
11 193 471 000	6707 CLUBHOUSE DR E	12/06/19	\$209,900	WD	\$209,900	\$80,800	38.49	\$179,895	\$49,002	\$160,898	\$138,805	1.159	\$43,144	CANADIAN LAKES WATERFRONT
11 193 486 000	8887 LONGVIEW DR	08/09/19	\$279,000	WD	\$279,000	\$118,500	42.47	\$272,139	\$49,682	\$229,318	\$235,904	0.972	\$37,991	CANADIAN LAKES WATERFRONT
11 194 681 000	9832 FAWN LAKE DR	10/04/19	\$285,100	WD	\$285,100	\$140,100	49.14	\$307,105	\$48,069	\$237,031	\$274,694	0.863	\$41,706	CANADIAN LAKES WATERFRONT
11 194 686 000	9732 FAWN LAKE DR	02/14/20	\$215,000	WD	\$215,000	\$116,800	54.33	\$234,013	\$43,693	\$171,307	\$201,824	0.849	\$40,813	CANADIAN LAKES WATERFRONT
11 194 690 000	9652 FAWN LAKE DR	10/30/20	\$275,000	WD	\$275,000	\$128,100	46.58	\$262,976	\$54,742	\$220,258	\$220,821	0.997	\$41,200	CANADIAN LAKES WATERFRONT
11 198 070 000	6581 DUNHILL DR	06/07/19	\$265,000	WD	\$265,000	\$136,700	51.58	\$307,851	\$24,592	\$240,408	\$300,381	0.800	\$22,700	CANADIAN LAKES WATERFRONT
11 198 094 000	6723 DUNHILL DR	04/12/19	\$175,000	WD	\$175,000	\$75,900	43.37	\$172,179	\$22,700	\$152,300	\$158,514	0.961	\$22,700	CANADIAN LAKES WATERFRONT
Totals:			\$7,243,050		\$7,243,050	\$3,309,800		\$7,277,818		\$6,071,227	\$6,481,820			
							Sale. Ratio =>	45.70			E.C.F. =>	0.937		
							Std. Dev. =>	5.82			Ave. E.C.F. =>	0.947		

**\*\* .937 Applied to all Residential Single Family Homes in Canadian Lakes Waterfront South for 2022.**

**\*\*All Mobile Homes applied at .833 applied township wide for 2022.**

**\*\*All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 085 003 000	10692 BIRCHWOOD CT	08/11/20	\$233,900	WD	\$233,900	\$139,200	59.51	\$240,301	(\$11,400)	\$245,300	\$326,884	0.750	\$6,600	TOWNSHIP RESIDENTIAL ACREAGE
11 085 005 000	10678 BIRCHWOOD CT	06/29/21	\$265,000	WD	\$265,000	\$136,900	51.66	\$265,681	\$13,980	\$251,020	\$326,884	0.768	\$8,980	TOWNSHIP RESIDENTIAL ACREAGE
11 085 008 000	10653 BIRCHWOOD CT	04/26/19	\$235,000	WD	\$235,000	\$117,100	49.83	\$255,754	\$13,348	\$221,652	\$314,813	0.704	\$8,980	TOWNSHIP RESIDENTIAL ACREAGE
11 191 002 000	10592 TRAPPER LN	08/07/20	\$111,000	WD	\$111,000	\$45,400	40.90	\$86,920	\$5,387	\$105,613	\$105,887	0.997	\$4,200	CANADIAN LAKES BACK LOT
Totals:			\$844,900		\$844,900	\$438,600		\$848,656		\$823,585	\$1,074,469			
							Sale. Ratio =>	51.91				E.C.F. =>	0.767	
							Std. Dev. =>	7.64				Ave. E.C.F. =>	0.805	

**\*\* .767 Applied to all Residential Single Family Homes in Condos for 2022.**  
**\*\* All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Village of Mecosta

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 891 025 000	346 W MAIN ST	08/12/19	\$60,950	WD	\$60,950	\$20,800	34.13	\$55,410	\$4,320	\$56,630	\$69,891	0.810	\$3,360	VILLAGE OF MECOSTA LOTS
11 891 044 000	659 W MAIN ST	10/13/20	\$42,000	WD	\$42,000	\$26,000	61.90	\$62,939	\$2,180	\$39,820	\$83,118	0.479	\$1,680	VILLAGE OF MECOSTA LOTS
11 893 064 000	177 N WEBBER ST	02/26/20	\$80,000	WD	\$80,000	\$29,700	37.13	\$82,844	\$14,968	\$65,032	\$92,854	0.700	\$6,302	VILLAGE OF MECOSTA LOTS
11 894 009 000	420 S CASS ST	08/13/19	\$72,100	WD	\$72,100	\$40,500	56.17	\$83,313	\$10,546	\$61,554	\$99,544	0.618	\$1,400	VILLAGE OF MECOSTA LOTS
11 895 010 600	260 GILBERT ST	07/16/19	\$49,500	WD	\$49,500	\$20,200	40.81	\$58,352	\$8,691	\$40,809	\$67,936	0.601	\$6,998	VILLAGE OF MECOSTA LOTS
11 896 008 000	715 MAPLE ST	03/03/20	\$145,000	WD	\$145,000	\$100,300	69.17	\$177,094	\$4,674	\$140,326	\$235,869	0.595	\$2,976	VILLAGE OF MECOSTA LOTS
Totals:			\$449,550		\$449,550	\$237,500		\$519,952		\$404,171	\$649,211			
							Sale. Ratio =>	52.83				E.C.F. =>	0.623	
							Std. Dev. =>	14.49				Ave. E.C.F. =>	0.634	

**\*\* .623 Applied to all Residential Single Family Homes in Mecosta for 2022.**  
**\*\* All Mobile Homes applied at .833 applied township wide for 2022.**  
**\*\* All structures valued with AG Manual applied at .808 for 2022 with ECF neighborhood.**

Commercial / Industrial  
(All Neighborhoods)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 004 013 000	9896 11 MILE RD	10/20/21	\$130,000	WD	\$130,000	\$57,700	44.38	\$120,283	\$15,600	\$114,400	\$165,477	0.691	\$15,600	COMMERCIAL
11 004 019 100	11059 90TH AVE	08/15/19	\$109,900	WD	\$109,900	\$56,500	51.41	\$100,881	\$13,000	\$96,900	\$146,863	0.660	\$13,000	COMMERCIAL
11 891 019 000	230 W MAIN ST	07/08/20	\$16,500	LC	\$16,500	\$9,800	59.39	\$19,044	\$1,392	\$15,108	\$23,473	0.644	\$1,392	COMMERCIAL
11 004 020 000	9020 11 MILE RD	10/07/20	\$124,000	WD	\$124,000	\$85,000	68.55	\$123,227	\$7,308	\$116,692	\$154,148	0.757	\$5,356	COMMERCIAL
11 006 003 400	11334 120TH AVE	12/15/20	\$300,000	WD	\$300,000	\$144,500	48.17	\$269,007	\$91,624	\$208,376	\$265,882	0.784	\$91,624	COMMERCIAL
11 014 016 500	7230 9 MILE RD	09/15/21	\$338,000	WD	\$338,000	\$133,600	39.53	\$280,971	\$48,646	\$289,354	\$378,943	0.764	\$5,200	COMMERCIAL
11 061 000 008	8650 MIDSTATE DR	07/31/20	\$240,000	WD	\$240,000	\$101,900	42.46	\$199,820	\$11,820	\$228,180	\$290,000	0.787	\$7,544	INDUSTRIAL
Totals:			\$1,308,400		\$1,308,400	\$608,200		\$1,151,540		\$1,069,010	\$1,424,785			
							Sale. Ratio =>	46.48			E.C.F. =>	0.750		
							Std. Dev. =>	10.44						

Mecosta Village

11 891 019 000	230 W MAIN ST	07/08/20	\$16,500	LC	\$16,500	\$9,800	59.39	\$19,044	\$1,392	\$15,108	\$23,473	0.644	\$1,392	Village
11 895 003 000	860 W MAIN ST	10/04/21	\$50,000	WD	\$50,000	\$19,200	38.40	\$38,307	\$10,996	\$39,004	\$56,318	0.693	\$7,656	Village
										\$57,351	\$54,112	\$79,791		
										Village	E.C.F. =>	0.678		

**\*\* .750 Applied to all Buildings in Morton Township Valued with the Commercial/Industrial Manual for 2022.**  
**\*\* Residential Buildings in Commercial and Industrial Classes are valued the same as Township Residential Study and Mobile Home Study for 2022.**  
  
**\*\* .678 Applied to all Commercial/ Industrial buildings within Mecosta Village for 2022.**

Mobile Home  
(All Neighborhoods)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
11 002 005 700	11309 75TH AVE	01/06/20	\$68,000	WD	\$68,000	\$24,000	35.29	\$63,484	\$31,500	\$36,500	\$35,302	1.034	\$31,500	TOWNSHIP RESIDENTIAL ACREAGE
11 010 002 025	8043 11 MILE RD	04/15/21	\$25,000	WD	\$25,000	\$12,800	51.20	\$25,640	\$9,291	\$15,709	\$18,045	0.871	\$5,568	TOWNSHIP RESIDENTIAL ACREAGE
11 010 005 100	8715 11 MILE RD	11/01/19	\$15,000	WD	\$115,000	\$58,300	50.70	\$132,557	\$65,520	\$49,480	\$74,399	0.665	\$65,520	TOWNSHIP RESIDENTIAL ACREAGE
11 010 015 000	8893 HAYES RD	04/28/20	\$69,900	WD	\$69,900	\$35,700	51.07	\$78,602	\$53,730	\$16,170	\$27,453	0.589	\$50,040	TOWNSHIP RESIDENTIAL ACREAGE
11 057 036 500	10875 PERCY LN	07/25/19	\$121,000	WD	\$121,000	\$59,700	49.34	\$134,505	\$48,370	\$72,630	\$95,072	0.764	\$44,383	TOWNSHIP BACK LAKE LOTS
11 071 061 000	9332 E SCHOOL SECTION L/	03/30/21	\$80,000	WD	\$80,000	\$29,400	36.75	\$76,345	\$11,912	\$68,088	\$71,118	0.957	\$8,865	TOWNSHIP BACK LAKE LOTS
11 893 038 200	419 N WEBBER ST	02/12/21	\$90,000	WD	\$90,000	\$36,400	40.44	\$86,850	\$10,368	\$79,632	\$84,417	0.943	\$10,368	Village of Mecosta
Totals:			\$468,900		\$568,900	\$256,300		\$597,983		\$338,209	\$405,807			
							Sale. Ratio =>	45.05				E.C.F. =>	0.833	
							Std. Dev. =>	7.18				Ave. E.C.F. =>	0.832	

\*\* .833 Applied to Structures valued with Mobile Home manual across all ECF neighborhood for 2022.

AG Building  
(All Neighborhoods)

PARCEL #	CLASS	SALE DATE	SALE PRICE	Land + Improvements	Building Residual	Cost Manual \$	ECF
07 006 007 100	101	11/5/2020	\$ 125,000	\$ 15,850	\$ 109,150	\$ 120,811	0.903
09 027 001 000	101	8/28/2020	\$ 377,500	\$ 178,200	\$ 199,300	\$ 196,604	1.014
06 013 010 000	101	8/10/2020	\$ 240,000	\$ 105,300	\$ 134,700	\$ 185,337	0.727
10 006 001 000	101	7/24/2020	\$ 220,000	\$ 129,519	\$ 90,481	\$ 133,368	0.678
14 032 007 000	101	5/28/2020	\$ 250,000	\$ 111,000	\$ 139,000	\$ 176,093	0.789
03 004 008 000	101	3/2/2020	\$ 145,000	\$ 85,903	\$ 59,097	\$ 88,604	0.667
09 027 006 000	101	1/31/2020	\$ 175,000	\$ 104,949	\$ 70,051	\$ 127,342	0.550
14 034 006 020	101	1/31/2020	\$ 119,600	\$ 15,744	\$ 103,856	\$ 70,808	1.467
08 011 001 501	101	10/31/2019	\$ 159,000	\$ 13,135	\$ 145,865	\$ 97,791	1.492
05 018 100 101	101	10/25/2019	\$ 188,000	\$ 35,567	\$ 152,433	\$ 134,856	1.130
12 012 001 000	101	10/14/2019	\$ 200,000	\$ 114,000	\$ 86,000	\$ 92,146	0.933
08 010 011 100	101	8/29/2019	\$ 315,000	\$ 123,158	\$ 191,842	\$ 294,474	0.651
10 031 011 000	101	7/1/2019	\$ 170,000	\$ 93,960	\$ 76,040	\$ 123,022	0.618
10 032 001 000	101	4/12/2019	\$ 350,000	\$ 109,846	\$ 240,154	\$ 383,555	0.626
			\$ 3,034,100		\$ 1,797,969	\$ 2,224,811	0.808

**\*\* .808 applied to all AG structures in Morton Township for 2022. These are verified countywide sales used to value AG structures only.**  
**\*\* Res structures on AG land was studied and applied the same as Res Township Acreage ECF for 2022.**  
**\*\* This study adjusts all structures calculated with the AG Assessors Manual across all neighborhoods.**