

Morton Township

ECF Studies for 2024 Base Rates

As prepared by Precise Tax Assessment LLC

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Morton Township Economic Condition Factor Sales Studies 2024

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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 \$	ECF	Land Value	Land Table
11 001 001 350	11741 60TH AVE	07/13/23	\$177,000	WD	\$177,000	\$66,400	37.51	\$145,174	\$25,850	\$151,150	\$131,125	1.153	\$25,850	TRA
11 015 005 500	9800 90TH AVE	11/12/21	\$165,000	WD	\$165,000	\$68,600	41.58	\$167,740	\$32,467	\$132,533	\$161,231	0.822	\$17,195	TRA
11 016 001 100	9431 10 MILE RD	06/23/23	\$118,500	WD	\$118,500	\$43,800	36.96	\$95,829	\$19,206	\$99,294	\$84,201	1.179	\$15,730	TRAW
11 022 001 000	8849 80TH AVE	12/29/21	\$234,900	WD	\$234,900	\$99,600	42.40	\$223,358	\$103,952	\$130,948	\$142,319	0.920	\$96,000	TRA
11 030 008 500	11952 PIERCE RD	09/20/23	\$125,000	WD	\$125,000	\$49,400	39.52	\$109,980	\$17,793	\$107,207	\$101,304	1.058	\$14,466	TRAW
11 033 003 002	9871 7 MILE RD	06/01/23	\$275,000	WD	\$275,000	\$105,000	38.18	\$210,092	\$100,682	\$174,318	\$120,231	1.450	\$93,848	TRAW
Totals:			\$182,567		\$1,095,400	\$432,800		\$952,173		\$795,450	\$740,412			
							Sale. Ratio =>	39.51				E.C.F. =>	1.074	
							Std. Dev. =>	2.22				Ave. E.C.F. =:	1.097	

Land Table - Township Residential Acreage = TRA; Township Residential Acreage West = TRAW

****Downward Factored ECF of 1.036 applied to RES Acre, RES Acre West, and houses built on AG, Commercial and Industrial for 2024.**

Tri-Lakes

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	
11 008 032 000	10038 EDDY LN	09/12/23	\$732,500	WD	\$732,500	\$245,600	33.53	\$540,863	\$154,559	\$577,941	\$320,584	1.803	\$154,559	TLF	
11 009 011 000	9771 DOYLE DR	03/25/22	\$300,000	WD	\$300,000	\$103,600	34.53	\$242,616	\$117,201	\$182,799	\$105,925	1.726	\$113,776	TLF	
11 017 035 000	9898 S PRITCHARD DR	12/22/21	\$367,200	WD	\$367,200	\$126,200	34.37	\$326,685	\$126,226	\$240,974	\$169,307	1.423	\$124,951	TLF	
11 017 063 000	9002 ST IVES DR	04/26/23	\$385,000	WD	\$385,000	\$164,900	42.83	\$329,876	\$130,958	\$254,042	\$165,077	1.539	\$123,803	TLF	
11 049 027 000	10503 COLMUR DR	06/29/23	\$595,000	WD	\$595,000	\$262,400	44.10	\$524,743	\$86,104	\$508,896	\$364,016	1.398	\$73,578	TLF	
11 050 046 000	9625 LAKE DR	06/14/21	\$245,000	WD	\$245,000	\$85,900	35.06	\$221,132	\$73,403	\$171,597	\$124,771	1.375	\$70,635	TLF	
11 051 000 100	10790 W BLUE LAKE DR	06/30/21	\$489,000	WD	\$489,000	\$150,700	30.82	\$370,879	\$128,435	\$360,565	\$204,767	1.761	\$120,293	TLF	
11 052 122 000	9190 MARYWOOD DR	09/12/23	\$790,000	WD	\$790,000	\$331,600	41.97	\$725,842	\$168,173	\$621,827	\$462,796	1.344	\$137,255	TLF	
11 052 123 000	9230 ST IVES DR	10/28/21	\$348,500	WD	\$348,500	\$164,900	47.32	\$375,289	\$129,636	\$218,864	\$207,477	1.055	\$127,240	TLF	
11 053 135 000	10830 MARYWOOD DR	06/15/21	\$350,000	WD	\$350,000	\$113,800	32.51	\$286,259	\$131,150	\$218,850	\$131,004	1.671	\$124,873	TLF	
11 054 204 000	9521 PENINSULA DR	06/29/22	\$505,000	WD	\$505,000	\$163,200	32.32	\$375,011	\$164,801	\$340,199	\$177,542	1.916	\$154,432	TLF	
11 057 012 000	10874 STEVENS LN	07/30/21	\$435,000	MLC	\$435,000	\$159,000	36.55	\$362,327	\$110,813	\$324,187	\$185,747	1.745	\$101,349	TLF	
11 077 021 000	10793 ROUND LAKE DR	05/04/22	\$328,000	WD	\$328,000	\$103,000	31.40	\$249,224	\$91,731	\$236,269	\$133,018	1.776	\$90,598	TLF	
11 078 008 000	10541 E BLUE LAKE DR	04/13/22	\$295,000	WD	\$295,000	\$99,800	33.83	\$225,363	\$42,336	\$252,664	\$154,584	1.634	\$34,790	TLF	
Totals:			\$440,371		\$6,165,200	\$2,274,600		\$5,156,109		\$4,509,674	\$2,906,615				
							Sale. Ratio =>	36.89				E.C.F. =>	1.552		
							Std. Dev. =>	5.28				Ave. E.C.F. =:	1.583		

Land Table - Township Lakefront = TLF

****Downward Factored ECF of 1.497 applied to Tri-Lakes Lakefront for 2024.**

****The average purchase of a Tri-Lakes waterfront property is \$436,680**

School Section 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 \$	ECF	Land Value	Land Table
11 065 020 000	9645 E SCHOOL SE	11/07/22	\$235,000	WD	\$235,000	\$81,600	34.72	\$180,260	\$66,946	\$168,054	\$117,060	1.436	\$65,363	SSLF
11 065 029 000	9811 E SCHOOL SE	09/07/21	\$250,000	WD	\$250,000	\$99,200	39.68	\$227,509	\$66,933	\$183,067	\$169,205	1.082	\$60,574	SSLF
11 073 012 000	8621 WOOD ST	10/13/22	\$325,000	WD	\$325,000	\$124,300	38.25	\$273,698	\$119,150	\$205,850	\$159,657	1.289	\$114,801	SSLF
11 075 028 000	8776 W SCHOOL SE	05/11/22	\$144,000	WD	\$144,000	\$74,300	51.60	\$165,086	\$103,940	\$40,060	\$64,432	0.622	\$103,940	SSLF
Totals:			\$238,500		\$954,000	\$379,400		\$846,553		\$597,031	\$510,354			
							Sale. Ratio =	39.77						
							Std. Dev. =>	7.33						
							Std. Deviat	0.35465579						
							E.C.F. =>	1.170						
							Ave. E.C.F. =	1.107						
							Ave. Varianc	25.5322						

Land Table - School Section Lake Front = SSLF

****Downward Factored ECF of 1.129 applied to School Section Lake Waterfront for 2024.**

Township Back Lake Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table	
11 053 148 000	10819 MARYWOOD DR	09/23/21	\$355,000	WD	\$355,000	\$136,000	38.31	\$319,316	\$52,758	\$302,242	\$289,108	1.045	\$40,708	TBL LOTS	
11 053 181 000	9211 ST IVES DR	11/01/21	\$165,000	WD	\$165,000	\$74,600	45.21	\$164,400	\$43,807	\$121,193	\$130,795	0.927	\$40,477	TBL LOTS	
11 053 183 000	9171 ST IVES DR	09/07/21	\$127,000	WD	\$127,000	\$55,300	43.54	\$132,050	\$46,989	\$80,011	\$92,257	0.867	\$40,477	TBL LOTS	
11 065 041 000	9710 E SCHOOL SECTIO	09/21/23	\$95,000	WD	\$95,000	\$37,900	39.89	\$82,083	\$14,543	\$80,457	\$70,281	1.145	\$14,543	TBL LOTS	
11 067 103 000	9417 W SCHOOL SECTIK	09/22/21	\$65,000	WD	\$65,000	\$30,700	47.23	\$70,815	\$18,574	\$46,426	\$56,661	0.819	\$17,961	TBL LOTS	
11 067 108 000	9483 W SCHOOL SECTIK	07/16/21	\$54,900	WD	\$54,900	\$23,500	42.81	\$57,726	\$9,115	\$45,785	\$52,723	0.868	\$8,965	TBL LOTS	
11 069 006 001	9025 CRESCENT DR	07/27/23	\$139,000	WD	\$139,000	\$48,600	34.96	\$104,767	\$30,135	\$108,865	\$77,661	1.402	\$28,422	TBL LOTS	
11 070 025 000	9991 HILL ST	01/17/23	\$120,000	WD	\$120,000	\$73,400	61.17	\$147,329	\$61,164	\$58,836	\$89,662	0.656	\$61,164	TBL LOTS	
11 073 021 000	8508 WOOD ST	02/04/22	\$179,900	WD	\$179,900	\$82,500	45.86	\$181,822	\$32,431	\$147,469	\$162,029	0.910	\$18,679	TBL LOTS	
11 073 033 000	8660 WOOD ST	12/15/22	\$149,900	WD	\$149,900	\$50,500	33.69	\$130,911	\$11,252	\$138,648	\$124,515	1.114	\$9,244	TBL LOTS	
11 073 036 000	8700 WOOD ST	11/23/22	\$171,000	WD	\$171,000	\$56,800	33.22	\$126,227	\$24,232	\$146,768	\$106,134	1.383	\$22,494	TBL LOTS	
11 074 043 000	10567 SLEEPY HOLLOW	11/04/21	\$123,600	WD	\$123,600	\$55,300	44.74	\$131,272	\$22,316	\$101,284	\$118,174	0.857	\$16,800	TBL LOTS	
11 084 033 000	9149 W SCHOOL SECTIK	10/14/21	\$115,000	WD	\$115,000	\$40,900	35.57	\$103,395	\$9,690	\$105,310	\$101,632	1.036	\$9,379	TBL LOTS	
Totals:			\$143,100		\$1,860,300	\$766,000		\$1,752,113		\$1,483,294	\$1,471,632				
							Sale. Ratio =>	41.18			E.C.F. =>	1.008			
							Std. Dev. =>	7.56			Ave. E.C.F. =>	1.002			

Land Table - Township Back Lake Lots = TBL LOTS

****Downward Factored ECF of .973 applied to Township Back Lake Lots for 2024.**

Blue Lake Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 009 019 500	10536 E BLUE LAKE DR	06/11/21	\$49,000	WD	\$49,000	\$17,800	36.33	\$43,267	\$13,767	\$35,233	\$29,208	1.206	\$13,767	BLB LOTS
11 037 082 000	10166 E BLUE LAKE DR	04/05/22	\$227,000	WD	\$227,000	\$69,700	30.70	\$156,412	\$14,976	\$212,024	\$140,036	1.514	\$14,976	BLB LOTS
11 083 024 000	9683 BLUE SPRINGS CT	08/30/21	\$280,500	WD	\$280,500	\$89,000	31.73	\$221,785	\$11,892	\$268,608	\$207,815	1.293	\$7,117	BLB LOTS
Totals:			\$185,500		\$556,500	\$176,500		\$421,464		\$515,865	\$377,058			
							Sale. Ratio =>	31.72				E.C.F. =>	1.368	
							Std. Dev. =>	2.99				Ave. E.C.F. =>	1.338	

Land Table - Blue Lake Back Lots

****Downward Factored ECF of 1.320 applied to Blue Lake Backlots for 2024.**

Royal Golf Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 183 014 000	6787 MAYFAIR DR	01/28/22	\$335,000	WD	\$335,000	\$104,500	31.19	\$253,516	\$27,457	\$307,543	\$286,877	1.072	\$17,253	CLGF
11 190 209 000	6764 BEECHNUT CT	03/01/23	\$305,000	WD	\$305,000	\$106,500	34.92	\$338,424	\$19,113	\$285,887	\$364,510	0.784	\$9,315	CLGF
11 190 222 000	6797 BEECHNUT CT	05/24/23	\$342,900	WD	\$342,900	\$125,600	36.63	\$266,459	\$16,732	\$326,168	\$285,076	1.144	\$8,181	CLGF
11 192 272 000	9412 SUNSET DR	08/11/21	\$235,000	WD	\$235,000	\$80,700	34.34	\$206,388	\$23,451	\$211,549	\$232,154	0.911	\$20,007	CLGF
11 192 275 000	9381 SUNSET DR	04/06/23	\$307,000	WD	\$307,000	\$126,700	41.27	\$253,395	\$21,551	\$285,449	\$264,662	1.079	\$10,206	CLGF
11 192 369 000	9731 MAIN ST	06/09/22	\$395,000	WD	\$395,000	\$129,100	32.68	\$281,629	\$36,105	\$358,895	\$311,579	1.152	\$24,990	CLGF
11 194 539 000	9284 CLUBHOUSE DR W	10/21/22	\$271,900	WD	\$271,900	\$82,800	30.45	\$195,984	\$13,599	\$258,301	\$208,202	1.241	\$11,100	CLGF
11 194 543 000	9314 CLUBHOUSE DR W	04/19/22	\$370,000	PTA	\$370,000	\$121,100	32.73	\$270,749	\$21,965	\$348,035	\$315,716	1.102	\$8,100	CLGF
11 194 583 000	9618 CLUBHOUSE DR W	04/29/22	\$305,000	WD	\$305,000	\$154,300	50.59	\$325,124	\$28,402	\$276,598	\$376,551	0.735	\$11,097	CLGF
Totals:			\$318,533		\$2,866,800	\$1,031,300		\$2,391,668		\$2,658,425	\$2,645,327			
							Sale. Ratio =>	35.97			E.C.F. =>	1.005		
							Std. Dev. =>	6.33			Ave. E.C.F. =>	1.024		

Land Table - Canadian Lakes Golf Front

****Downward Factored ECF of .970 applied to Royal Golf Front for 2024.**

Royal Canadian Back Lot 189

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table	
11 189 011 000	8201 RED FOX RD	06/05/23	\$237,000	WD	\$237,000	\$102,500	43.25	\$205,093	\$9,062	\$227,938	\$246,890	0.923	\$2,817	RCB LOTS	
11 189 017 000	8150 CARRIAGE LN	02/14/22	\$256,000	WD	\$256,000	\$78,700	30.74	\$187,780	\$4,908	\$251,092	\$236,269	1.063	\$1,944	RCB LOTS	
11 189 242 000	9642 KELLYS CT	10/22/21	\$195,000	WD	\$195,000	\$77,100	39.54	\$175,435	\$8,026	\$186,974	\$216,291	0.864	\$2,139	RCB LOTS	
Totals:			\$229,333		\$688,000	\$258,300		\$568,308		\$666,004	\$699,450				
							Sale. Ratio =>	37.54					E.C.F. =>	0.952	
							Std. Dev. =>	6.42					Ave. E.C.F. =>	0.950	

Land Table - ROYAL CANADIAN BACKLOTS 189

****Downward Factored ECF of .919 applied to Royal Canadian Backlot 189 for 2024.**

Royal South 190, 193, 194

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 137 006 000	6908 CLUBHOUSE DR E	09/21/22	\$338,000	WD	\$338,000	\$137,200	40.59	\$328,465	\$14,973	\$323,027	\$317,621	1.017	\$5,700	RSB190-194
11 190 017 000	6862 WHITE PINE DR	04/13/23	\$249,900	WD	\$249,900	\$94,700	37.90	\$189,483	\$8,843	\$241,057	\$183,019	1.317	\$2,260	RSB190-194
11 190 115 000	9103 WALNUT GRV	02/01/22	\$230,000	WD	\$230,000	\$84,100	36.57	\$209,989	\$1,958	\$228,042	\$234,006	0.975	\$1,958	RSB190-194
11 190 127 000	9148 WHITE BIRCH DR	06/11/21	\$180,000	WD	\$180,000	\$56,800	31.56	\$136,662	\$4,562	\$175,438	\$148,594	1.181	\$2,200	RSB190-194
11 190 132 000	9105 WHITE BIRCH DR	08/18/21	\$208,000	WD	\$208,000	\$76,900	36.97	\$184,692	\$6,030	\$201,970	\$200,970	1.005	\$2,200	RSB190-194
11 190 231 000	6710 LITTLE HEMLOCK	06/29/21	\$210,000	WD	\$210,000	\$68,700	32.71	\$177,507	\$3,762	\$206,238	\$195,439	1.055	\$2,200	RSB190-194
11 190 235 000	6749 BEACHNUT CT	06/28/21	\$210,000	WD	\$210,000	\$87,900	41.86	\$210,357	\$17,234	\$192,766	\$217,236	0.887	\$2,816	RSB190-194
11 190 241 000	6738 BEECHNUT RDG	01/14/22	\$295,000	WD	\$295,000	\$100,800	34.17	\$254,043	\$8,710	\$286,290	\$275,965	1.037	\$2,200	RSB190-194
11 190 251 000	6838 BEECHNUT RDG	04/15/22	\$268,000	WD	\$268,000	\$87,500	32.65	\$192,961	\$7,748	\$260,252	\$208,339	1.249	\$2,420	RSB190-194
11 193 418 000	6370 CLUBHOUSE DR E	07/31/23	\$278,000	WD	\$278,000	\$119,100	42.84	\$258,536	\$5,237	\$272,763	\$256,635	1.063	\$3,192	RSB190-194
11 193 443 000	6283 CLUBHOUSE DR E	12/29/21	\$259,900	WD	\$259,900	\$100,600	38.71	\$241,729	\$8,639	\$251,261	\$262,193	0.958	\$2,200	RSB190-194
11 194 587 000	9637 CLUBHOUSE DR W	07/13/23	\$220,000	WD	\$220,000	\$106,000	48.18	\$230,184	\$14,969	\$205,031	\$218,050	0.940	\$2,420	RSB190-194
11 194 597 000	9551 CLUBHOUSE DR W	11/18/22	\$265,000	WD	\$265,000	\$106,700	40.26	\$256,469	\$6,539	\$258,461	\$253,222	1.021	\$3,168	RSB190-194
11 194 602 000	6211 FOX RUN CIR	08/05/21	\$365,000	WD	\$365,000	\$113,300	31.04	\$284,527	\$12,617	\$352,383	\$305,861	1.152	\$3,850	RSB190-194
11 194 618 000	6175 FOX RUN CIR	08/12/21	\$255,000	WD	\$255,000	\$82,800	32.47	\$195,133	\$15,339	\$239,661	\$202,243	1.185	\$3,234	RSB190-194
Totals:			\$255,453		\$3,831,800	\$1,423,100		\$3,350,737		\$3,694,640	\$3,479,392			
							Sale. Ratio =>	37.14				E.C.F. =>	1.062	
							Std. Dev. =>	4.93				Ave. E.C.F. =>	1.070	

Land Table - ROYAL SO. B.L. 190,193,194

****Downward Factored ECF of 1.025 applied to Royal South 190,193,194 for 2024.**

"Golf Influenced"

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table	
11 156 058 000	9805 GOLF PORT DR	04/21/23	\$299,900	WD	\$299,900	\$98,600	32.88	\$197,178	\$8,238	\$291,662	\$217,422	1.341	\$5,346	CLGF	
11 156 063 000	9755 GOLF PORT DR	06/24/21	\$195,000	WD	\$195,000	\$67,900	34.82	\$177,011	\$13,569	\$181,431	\$210,893	0.860	\$4,758	CLGF	
11 159 001 000	7155 MADISON AVE	09/01/21	\$247,000	WD	\$247,000	\$77,300	31.30	\$191,223	\$15,644	\$231,356	\$226,554	1.021	\$5,600	RCG189	
11 159 004 000	7211 MADISON AVE	08/25/22	\$230,000	WD	\$230,000	\$74,200	32.26	\$178,299	\$13,753	\$216,247	\$189,133	1.143	\$8,160	RCG189	
11 179 107 000	9320 W CIRCLE DR	05/18/23	\$255,000	WD	\$255,000	\$117,000	45.88	\$234,044	\$18,199	\$236,801	\$248,383	0.953	\$7,047	CLGF	
11 189 025 000	7982 RED FOX RD	06/07/21	\$390,000	WD	\$390,000	\$144,900	37.15	\$358,309	\$27,292	\$362,708	\$427,119	0.849	\$17,600	RCG189	
11 189 080 000	7981 CARRIAGE LN	06/14/22	\$460,000	WD	\$460,000	\$148,500	32.28	\$388,911	\$19,594	\$440,406	\$476,538	0.924	\$8,240	RCG189	
11 189 084 000	7915 CARRIAGE LN	09/03/21	\$199,900	WD	\$199,900	\$71,000	35.52	\$181,515	\$13,818	\$186,082	\$216,383	0.860	\$5,840	RCG189	
11 189 094 000	7737 CARRIAGE LN	10/19/22	\$412,000	WD	\$412,000	\$138,300	33.57	\$298,882	\$18,477	\$393,523	\$322,305	1.221	\$6,640	RCG189	
11 189 121 000	7257 RYANS RUN RD	10/06/21	\$280,500	WD	\$280,500	\$90,300	32.19	\$223,622	\$12,996	\$267,504	\$271,775	0.984	\$6,640	RCG189	
11 189 124 000	7201 RYANS RUN RD	08/04/21	\$325,000	WD	\$325,000	\$103,400	31.82	\$257,716	\$24,709	\$300,291	\$300,654	0.999	\$11,120	RCG189	
11 189 126 000	7181 RYANS RUN RD	08/09/21	\$190,000	WD	\$190,000	\$102,800	54.11	\$208,304	\$18,642	\$171,358	\$244,725	0.700	\$16,560	RCG189	
11 189 126 000	7181 RYANS RUN RD	09/13/23	\$325,000	WD	\$325,000	\$115,700	35.60	\$246,378	\$15,305	\$309,695	\$265,907	1.165	\$13,041	RCG189	
11 189 128 000	7151 RYANS RUN RD	04/04/23	\$309,500	WD	\$309,500	\$100,400	32.44	\$200,863	\$18,069	\$291,431	\$210,350	1.385	\$9,040	RCG189	
11 189 170 000	7680 REGENCY LN	08/20/21	\$406,000	WD	\$406,000	\$152,400	37.54	\$371,612	\$35,074	\$370,926	\$434,243	0.854	\$14,560	RCG189	
11 189 174 000	7604 REGENCY LN	10/21/22	\$351,000	WD	\$351,000	\$114,000	32.48	\$254,258	\$18,773	\$332,227	\$270,672	1.227	\$8,000	RCG189	
11 189 182 000	7424 REGENCY LN	09/25/23	\$279,900	WD	\$279,900	\$94,400	33.73	\$202,631	\$18,484	\$261,416	\$211,907	1.234	\$6,300	RCG189	
11 189 194 000	7623 RIVER RIDGE RD	06/25/21	\$400,000	WD	\$400,000	\$121,900	30.48	\$345,270	\$17,884	\$382,116	\$422,434	0.905	\$10,000	RCG189	
11 189 194 000	7623 RIVER RIDGE RD	07/20/22	\$479,900	WD	\$479,900	\$151,400	31.55	\$345,270	\$17,884	\$462,016	\$422,434	1.094	\$10,000	RCG189	
Totals:			\$317,663		\$6,035,600	\$2,084,400		\$4,861,296		\$5,689,196	\$5,589,830				
							Sale. Ratio =>	34.54					E.C.F. =>	1.018	
							Std. Dev. =>	5.75					Ave. E.C.F. =>	1.038	

Land Table - Canadian Lakes Golf Front = CLGF; Royal Canadian Golf /189 = RCG189

****Downward Factored ECF of .982 applied to Royal Canadian Golf/189, Highlands and Golf Course Back Lot for 2024.**

St. Ives Golf Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table	
11 136 022 100	11955 PORTSTEWART I	08/01/21	\$540,000	WD	\$540,000	\$166,800	30.89	\$384,943	\$48,159	\$491,841	\$465,815	1.056	\$36,400	GF	
11 151 001 000	9559 STONEBRIDGE	05/15/21	\$654,750	WD	\$654,750	\$242,100	36.98	\$582,347	\$42,871	\$611,879	\$746,163	0.820	\$22,363	GF	
11 166 009 000	9321 BRIARSTONE DR	05/13/22	\$542,500	WD	\$542,500	\$242,100	44.63	\$529,363	\$45,182	\$497,318	\$669,683	0.743	\$26,573	GF	
11 166 010 000	9303 CANDLESTONE DF	05/26/22	\$487,500	WD	\$487,500	\$212,800	43.65	\$459,381	\$35,462	\$452,038	\$542,333	0.834	\$30,294	GF	
11 166 013 000	9235 CANDLESTONE DF	04/19/21	\$667,500	WD	\$667,500	\$285,900	42.83	\$683,726	\$51,141	\$616,359	\$874,945	0.704	\$25,612	GF	
11 166 015 000	9211 CANDLESTONE DF	02/18/22	\$405,000	WD	\$405,000	\$180,200	44.49	\$403,498	\$43,678	\$361,322	\$497,676	0.726	\$30,253	GF	
11 166 017 000	9173 BRIARSTONE DR	02/23/23	\$424,000	WD	\$424,000	\$141,900	33.47	\$368,937	\$32,815	\$391,185	\$451,170	0.867	\$24,183	GF	
11 175 014 000	9482 STONEBRIDGE DR	07/29/20	\$360,500	WD	\$360,500	\$125,400	34.79	\$326,671	\$38,501	\$321,999	\$398,575	0.808	\$25,548	GF	
11 175 023 001	9600 ABERDEEN CT	06/22/21	\$385,000	WD	\$385,000	\$189,300	49.17	\$424,054	\$51,708	\$333,292	\$515,001	0.647	\$44,827	GF	
11 175 031 000	9577 ABERDEEN CT	12/07/21	\$428,000	WD	\$428,000	\$157,900	36.89	\$417,093	\$25,927	\$402,073	\$541,032	0.743	\$18,464	GF	
Totals:			\$489,475		\$4,894,750	\$1,944,400		\$4,580,013		\$4,479,306	\$5,702,394				
							Sale. Ratio =>	39.72			E.C.F. =>	0.786			
							Std. Dev. =>	5.95			Ave. E.C.F. =>	0.795			

Land Table - Golf Front = GF

****Downward Factored ECF of .758 applied to St Ives Golf Front for 2024.**

Tullymore

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table	
11 087 035 000	11269 TROON DR	11/12/21	\$380,000	WD	\$380,000	\$148,500	39.08	\$337,995	\$26,178	\$353,822	\$381,661	0.927	\$10,000	GCBL	
11 087 035 000	11269 TROON DR	09/15/23	\$395,000	WD	\$395,000	\$191,900	48.58	\$383,814	\$26,178	\$368,822	\$419,761	0.879	\$10,000	GCBL	
11 087 036 000	11281 TROON DR	02/07/22	\$374,000	WD	\$374,000	\$122,000	32.62	\$294,636	\$24,804	\$349,196	\$335,612	1.040	\$10,000	GCBL	
11 087 036 000	11281 TROON DR	02/17/23	\$425,000	WD	\$425,000	\$136,100	32.02	\$374,519	\$24,804	\$400,196	\$410,464	0.975	\$10,000	GCBL	
11 087 055 000	11475 FOX ROW CT	06/24/22	\$585,000	WD	\$585,000	\$208,300	35.61	\$511,961	\$23,673	\$561,327	\$607,323	0.924	\$10,000	GCBL	
11 087 056 000	11479 FOX ROW CT	07/22/21	\$560,000	WD	\$560,000	\$225,100	40.20	\$545,869	\$22,946	\$537,054	\$650,402	0.826	\$10,000	GCBL	
11 087 145 000	11589 WELLINGTON CT	03/30/23	\$400,000	WD	\$400,000	\$160,900	40.23	\$367,948	\$21,222	\$378,778	\$406,955	0.931	\$10,000	GCBL	
11 087 147 000	11573 WELLINGTON CT	09/17/21	\$458,070	WD	\$458,070	\$205,800	44.93	\$454,269	\$68,705	\$389,365	\$479,557	0.812	\$51,800	CLWF	
11 087 159 000	11359 KILLARNEY DR	06/01/22	\$520,000	WD	\$520,000	\$191,300	36.79	\$436,522	\$63,691	\$456,309	\$463,720	0.984	\$51,800	CLWF	
11 087 195 000	6245 DUBLIN DR	02/25/22	\$589,000	WD	\$589,000	\$268,800	45.64	\$630,939	\$27,840	\$561,160	\$750,123	0.748	\$10,000	GCBL	
Totals:			\$468,607		\$4,686,070	\$1,858,700		\$4,338,472		\$4,356,029	\$4,905,578				
							Sale. Ratio =>	39.66				E.C.F. =>	0.888		
							Std. Dev. =>	5.54				Ave. E.C.F. =>	0.905		

Land Tables - GOLF COURSE BACK LOTS = GCBL; CANADIAN LAKES WATERFRONT = CLWF

****Downward Factored ECF of .857 applied to Tullymore for 2024.**

North Buchanan

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 161 083 000	11339 ALPINE RD	10/01/21	\$180,000	WD	\$180,000	\$56,400	31.33	\$147,057	\$3,840	\$176,160	\$142,931	1.232	\$1,600	CLBL
11 162 090 000	11905 WALES DR	04/12/22	\$231,101	WD	\$231,101	\$92,700	40.11	\$203,359	\$6,273	\$224,828	\$196,693	1.143	\$1,600	CLBL
11 162 110 000	11936 WALES DR	12/28/21	\$160,000	WD	\$160,000	\$64,400	40.25	\$174,539	\$4,527	\$155,473	\$169,673	0.916	\$1,600	CLBL
11 162 138 000	11969 WELLINGTON DF	04/03/23	\$275,000	WD	\$275,000	\$98,800	35.93	\$197,665	\$4,531	\$270,469	\$182,892	1.479	\$1,600	CLBL
11 162 194 000	11985 HUDSON BAY RC	09/23/22	\$220,000	PTA	\$220,000	\$80,000	36.36	\$177,139	\$3,851	\$216,149	\$164,098	1.317	\$1,600	CLBL
11 179 094 000	9341 CENTER LN	10/07/22	\$155,000	WD	\$155,000	\$83,600	53.94	\$198,690	\$1,600	\$153,400	\$186,638	0.822	\$1,600	CLBL
11 179 094 000	9341 CENTER LN	12/09/22	\$185,000	WD	\$185,000	\$83,600	45.19	\$174,863	\$3,553	\$181,447	\$162,225	1.118	\$1,600	CLBL
11 180 018 000	11077 HEATHER LN	02/10/23	\$195,000	WD	\$195,000	\$87,600	44.92	\$200,369	\$4,122	\$190,878	\$185,840	1.027	\$2,015	CLBL
11 180 049 000	11271 ALPINE RD	04/29/22	\$279,000	WD	\$279,000	\$110,900	39.75	\$247,020	\$8,678	\$270,322	\$237,866	1.136	\$1,752	CLBL
11 180 050 000	11261 ALPINE RD	07/14/23	\$349,900	WD	\$349,900	\$124,800	35.67	\$271,198	\$5,872	\$344,028	\$251,256	1.369	\$2,006	CLBL
11 180 079 000	11068 RAMBLING WAY	10/07/22	\$199,900	WD	\$199,900	\$60,200	30.12	\$159,469	\$12,667	\$187,233	\$139,017	1.347	\$2,635	CLBL
11 180 087 000	11180 RAMBLING WAY	08/18/22	\$245,000	WD	\$245,000	\$118,100	48.20	\$257,856	\$5,310	\$239,690	\$239,153	1.002	\$1,772	CLBL
11 180 115 000	8683 HEATHER LN	06/09/23	\$250,000	WD	\$250,000	\$88,500	35.40	\$176,949	\$7,290	\$242,710	\$160,662	1.511	\$2,257	CLBL
11 180 184 000	8941 JENNY LN	06/15/23	\$190,000	PTA	\$190,000	\$70,700	37.21	\$182,129	\$8,561	\$181,439	\$164,364	1.104	\$2,264	CLBL
11 180 190 000	10973 SHAWNEE TRL	03/20/23	\$290,000	WD	\$290,000	\$115,700	39.90	\$270,675	\$6,111	\$283,889	\$250,534	1.133	\$1,762	CLBL
11 180 193 000	10913 SHAWNEE TRL	08/02/22	\$210,000	WD	\$210,000	\$86,200	41.05	\$190,145	\$8,483	\$201,517	\$181,299	1.112	\$1,862	CLBL
11 180 212 000	8760 RAMBLING WAY	05/10/22	\$363,800	WD	\$363,800	\$157,600	43.32	\$358,048	\$6,190	\$357,610	\$351,156	1.018	\$1,833	CLBL
11 180 216 000	11025 SHAWNEE TRL	10/31/22	\$161,000	WD	\$161,000	\$55,600	34.53	\$157,092	\$4,940	\$156,060	\$144,083	1.083	\$2,796	CLBL
Totals:			\$229,983		\$4,139,701	\$1,635,400		\$3,744,262		\$4,033,302	\$3,510,381			
							Sale. Ratio =>	39.51			E.C.F. =>	1.149		
							Std. Dev. =>	5.95			Ave. E.C.F. =>	1.159		

Land Table - Canadian Lakes Back Lot

****Downward Factored ECF of 1.109 applied to North Buchanan for 2024.**

Lost Canyon Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 181 228 000	10025 LOST CANYON D	07/14/22	\$175,000	WD	\$175,000	\$62,800	35.89	\$136,529	\$2,857	\$172,143	\$147,054	1.171	\$1,400	LCBL
11 181 228 000	10025 LOST CANYON D	11/23/22	\$195,900	WD	\$195,900	\$62,800	32.06	\$161,675	\$2,857	\$193,043	\$147,054	1.313	\$1,400	LCBL
11 181 230 000	11779 BROKEN ARROW	07/01/22	\$292,750	WD	\$292,750	\$92,800	31.70	\$208,991	\$7,322	\$285,428	\$221,858	1.287	\$1,400	LCBL
11 181 255 000	10175 LOST CANYON D	10/21/21	\$399,000	WD	\$399,000	\$135,700	34.01	\$322,720	\$23,766	\$375,234	\$328,882	1.141	\$3,400	LCBL
11 181 257 000	10155 LOST CANYON D	08/06/21	\$239,500	WD	\$239,500	\$107,100	44.72	\$255,096	\$3,400	\$236,100	\$276,893	0.853	\$3,400	LCBL
11 181 270 000	10205 LOST CANYON D	05/13/22	\$170,000	WD	\$170,000	\$71,400	42.00	\$154,622	\$4,605	\$165,395	\$165,035	1.002	\$3,400	LCBL
11 181 348 000	11794 CHEYENNE WELL	03/23/23	\$205,000	WD	\$205,000	\$84,500	41.22	\$230,167	\$9,736	\$195,264	\$204,103	0.957	\$3,400	LCBL
11 182 516 000	11778 RED FEATHER LN	08/07/23	\$231,000	WD	\$231,000	\$98,000	42.42	\$196,062	\$2,278	\$228,722	\$179,430	1.275	\$1,400	LCBL
11 182 699 000	11705 STRAIGHT ARRO	07/21/23	\$320,000	WD	\$320,000	\$129,500	40.47	\$258,989	\$3,632	\$316,368	\$236,442	1.338	\$1,400	LCBL
11 182 706 000	9810 BIRDIE DR	08/06/21	\$227,000	WD	\$227,000	\$85,000	37.44	\$210,977	\$5,807	\$221,193	\$225,710	0.980	\$2,800	LCBL
11 182 706 000	9810 BIRDIE DR	08/29/22	\$250,000	WD	\$250,000	\$93,400	37.36	\$249,574	\$5,807	\$244,193	\$225,710	1.082	\$2,800	LCBL
11 182 709 000	9780 BIRDIE DR	11/24/21	\$200,000	WD	\$200,000	\$86,800	43.40	\$215,439	\$11,698	\$188,302	\$224,138	0.840	\$1,400	LCBL
11 182 709 000	9780 BIRDIE DR	07/21/22	\$297,000	WD	\$297,000	\$100,000	33.67	\$215,439	\$11,698	\$285,302	\$224,138	1.273	\$1,400	LCBL
11 182 730 000	11724 STRAIGHT ARRO	08/10/21	\$307,000	WD	\$307,000	\$101,200	32.96	\$242,985	\$3,282	\$303,718	\$263,700	1.152	\$1,400	LCBL
Totals:			\$250,654		\$3,509,150	\$1,311,000		\$3,059,265		\$3,410,405	\$3,070,145			
							Sale. Ratio =>	37.36			E.C.F. =>	1.111		
							Std. Dev. =>	4.52			Ave. E.C.F. =>	1.119		

Land Table - LOST CANYON BACK LOTS = LCBL

****Downward Factored ECF of 1.072 applied to Lost Canyon Back lots for 2024.**

Lake of the Clouds Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 161 010 000	8743 A ST	10/12/23	\$450,000	WD	\$450,000	\$172,700	38.38	\$376,930	\$41,102	\$408,898	\$317,118	1.289	\$41,102	CLWF
11 161 013 000	8751 A STREET	03/15/22	\$400,000	WD	\$400,000	\$169,100	42.28	\$394,726	\$34,930	\$365,070	\$329,796	1.107	\$33,536	CLWF
11 180 147 000	8631 MOHAWK CT	09/17/21	\$380,000	WD	\$380,000	\$141,300	37.18	\$332,716	\$44,409	\$335,591	\$288,307	1.164	\$41,037	CLWF
11 180 245 000	10870 BOXWOOD DR	07/01/22	\$440,000	WD	\$440,000	\$181,200	41.18	\$383,327	\$54,400	\$385,600	\$328,927	1.172	\$42,961	CLWF
11 184 025 000	10481 VALLEY CT	06/15/21	\$425,000	WD	\$425,000	\$162,900	38.33	\$415,788	\$51,777	\$373,223	\$364,011	1.025	\$40,230	CLWF
Totals:			\$419,000		\$2,095,000	\$827,200		\$1,903,487		\$1,868,382	\$1,628,159			
							Sale. Ratio =>	39.48			E.C.F. =>	1.148		
							Std. Dev. =>	2.15			Ave. E.C.F. =>	1.152		

Land Table - Canadian Lakes Waterfront = CLWF

****Downward Factored ECF of 1.108 applied to Lake of the Clouds Waterfront for 2024.**

Ranger Lake Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 156 128 000	9135 N TRAP DR	07/16/21	\$425,000	WD	\$425,000	\$155,100	36.49	\$402,013	\$24,990	\$400,010	\$370,721	1.079	\$19,368	RLWF
Totals:			\$425,000		\$425,000	\$155,100		\$402,013		\$400,010	\$370,721			
							Sale. Ratio =>	36.49				E.C.F. =>	1.079	
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.079	

Land Table - Ranger Lake Waterfront = RLWF
****Inconclusive study applied the same as Lake of Clouds water at 1.108 for 2024.**

**Canadian Lakes
West and Far West Waterfront**

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 142 583 000	11237 LAKE RD	05/22/23	\$414,500	WD	\$414,500	\$185,500	44.75	\$386,199	\$124,522	\$289,978	\$199,145	1.456	\$124,522	CLWF
11 142 584 000	11259 LAKE RD	08/31/21	\$425,000	WD	\$425,000	\$180,400	42.45	\$438,142	\$103,903	\$321,097	\$279,698	1.148	\$101,154	CLWF
11 142 625 000	7126 HOLIDAY DR	12/10/21	\$310,000	WD	\$310,000	\$100,600	32.45	\$236,953	\$52,026	\$257,974	\$154,751	1.667	\$50,263	CLWF
11 143 662 000	7765 W LAKE DR	10/15/21	\$457,000	WD	\$457,000	\$142,000	31.07	\$338,023	\$109,386	\$347,614	\$191,328	1.817	\$101,474	CLWF
11 146 738 000	11187 WESTLAWN DR	09/21/22	\$475,000	WD	\$475,000	\$183,400	38.61	\$420,342	\$82,029	\$392,971	\$259,045	1.517	\$70,528	WCWF
11 146 744 000	11245 WESTLAWN DR	10/07/22	\$400,000	WD	\$400,000	\$132,700	33.18	\$300,199	\$77,738	\$322,262	\$170,338	1.892	\$74,791	WCWF
11 146 749 000	11287 WESTLAWN DR	11/22/22	\$400,000	WD	\$400,000	\$131,800	32.95	\$309,720	\$82,663	\$317,337	\$173,857	1.825	\$73,679	WCWF
11 147 914 000	7170 SOUTHWEST DR	09/12/23	\$449,000	WD	\$449,000	\$178,800	39.82	\$390,228	\$83,820	\$365,180	\$234,616	1.557	\$77,564	WCWF
Totals:			\$416,313		\$3,330,500	\$1,235,200		\$2,819,806		\$2,614,413	\$1,662,777			
							Sale. Ratio =>	37.09			E.C.F. =>	1.572		
							Std. Dev. =>	5.17			Ave. E.C.F. =>	1.610		

Land Table - Canadian Lakes Waterfront = CLWF; West Canadian Waterfront = WCWF

****Downward Factored ECF of 1.517 applied to CL West Waterfront and Far West CL Waterfront for 2024.**

Canadian Lakes Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 147 853 000	11520 N LOOKOUT RDC	07/22/21	\$244,500	WD	\$244,500	\$80,100	32.76	\$196,286	\$14,674	\$229,826	\$182,158	1.262	\$3,667	CLBL
11 156 169 000	9280 GOLF PORT DR	11/10/22	\$200,000	WD	\$200,000	\$63,000	31.50	\$146,431	\$3,163	\$196,837	\$136,316	1.444	\$1,323	CLBL
11 158 064 000	8350 WHITE TAIL LN	12/27/21	\$109,000	WD	\$109,000	\$61,200	56.15	\$137,054	\$2,812	\$106,188	\$134,646	0.789	\$2,207	CLBL
11 158 086 000	8338 W RIDGE BLVD	07/12/23	\$196,000	WD	\$196,000	\$81,700	41.68	\$177,414	\$1,488	\$194,512	\$161,548	1.204	\$1,488	CLBL
11 158 113 000	8269 W RIDGE BLVD	08/12/22	\$88,000	WD	\$88,000	\$44,600	50.68	\$111,412	\$1,369	\$86,631	\$104,703	0.827	\$1,369	CLBL
11 158 116 000	8251 W RIDGE BLVD	08/25/23	\$295,000	WD	\$295,000	\$99,600	33.76	\$216,312	\$3,958	\$291,042	\$194,999	1.493	\$1,366	CLBL
11 184 030 000	10518 VALLEY CT	08/13/21	\$225,000	WD	\$225,000	\$79,400	35.29	\$195,054	\$7,651	\$217,349	\$182,121	1.193	\$1,600	CLBL
11 184 037 000	10400 VALLEY CT	07/05/23	\$293,000	WD	\$293,000	\$92,000	31.40	\$200,106	\$8,600	\$284,400	\$175,855	1.617	\$1,860	CLBL
11 185 008 000	11544 PIERCE RD	08/30/22	\$190,000	WD	\$190,000	\$71,200	37.47	\$162,500	\$7,134	\$182,866	\$147,827	1.237	\$1,826	CLBL
11 185 035 000	11765 TANGLEWOOD T	04/27/23	\$196,000	WD	\$196,000	\$77,700	39.64	\$155,414	\$11,360	\$184,640	\$132,281	1.396	\$1,900	CLBL
11 186 173 000	10030 ISLAND BLVD	05/26/23	\$289,900	WD	\$289,900	\$118,500	40.88	\$237,091	\$5,390	\$284,510	\$212,765	1.337	\$1,600	CLBL
11 188 031 000	8397 PENINSULA DR E	08/05/22	\$320,000	WD	\$320,000	\$122,400	38.25	\$285,542	\$26,153	\$293,847	\$260,170	1.129	\$2,563	CLBL
11 198 041 000	10797 DOBBYN DR	03/02/22	\$250,000	WD	\$250,000	\$84,200	33.68	\$202,696	\$10,392	\$239,608	\$192,883	1.242	\$1,400	CLBL
Totals:			\$222,800		\$2,896,400	\$1,075,600		\$2,423,312		\$2,792,256	\$2,218,272			
							Sale. Ratio =>	37.14			E.C.F. =>	1.259		
							Std. Dev. =>	7.45			Ave. E.C.F. =>	1.244		

Land Table - Canadian Lakes Back Lot = CLBL

****Downward Factored ECF of 1.215 applied to CL Backlot for 2024.**

Canadian Lakes East Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table	
11 187 076 000	10725 PENINSULA DR	10/03/22	\$460,000	WD	\$460,000	\$146,900	31.93	\$369,750	\$108,174	\$351,826	\$250,948	1.402	\$101,440	CLWF	
11 187 087 000	10800 E ROYAL RD	07/06/21	\$469,000	WD	\$469,000	\$153,400	32.71	\$351,435	\$106,165	\$362,835	\$256,023	1.417	\$103,366	CLWF	
11 188 019 000	10251 PENINSULA DR	09/17/21	\$425,250	WD	\$425,250	\$146,100	34.36	\$330,995	\$110,922	\$314,328	\$249,721	1.259	\$106,093	CLWF	
Totals:			\$451,417		\$1,354,250	\$446,400		\$1,052,180		\$1,028,989	\$756,693				
							Sale. Ratio =>	32.96				E.C.F. =>	1.360		
							Std. Dev. =>	1.24				Ave. E.C.F. =>	1.359		

Land Table - Canadian Lakes Waterfront = CLWF

****Downward Factored ECF of 1.312 applied to CL East Waterfront for 2024.**

**Canadian Lakes
Park Front and River Front**

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 159 011 000	7389 INDIAN CT	10/12/23	\$462,500	WD	\$462,500	\$139,300	30.12	\$358,515	\$45,058	\$417,442	\$341,829	1.221	\$15,072	CLWF
11 160 015 000	7807 JEFFERSON AVE	10/17/23	\$570,000	WD	\$570,000	\$245,900	43.14	\$533,229	\$25,449	\$544,551	\$553,740	0.983	\$13,614	CLWF
11 189 204 000	8110 CARRIAGE LN	07/06/21	\$200,000	WD	\$200,000	\$67,000	33.50	\$165,685	\$17,434	\$182,566	\$175,445	1.041	\$12,038	CLWF
11 189 214 000	9722 STONY CREEK CT	08/22/22	\$340,000	WD	\$340,000	\$128,100	37.68	\$299,100	\$18,024	\$321,976	\$306,517	1.050	\$12,195	CLWF
11 198 012 000	6684 ABBEY LN	09/08/23	\$310,000	WD	\$310,000	\$117,000	37.74	\$254,721	\$11,156	\$298,844	\$265,611	1.125	\$7,580	CLWF
11 198 025 000	6314 ABBEY LN	06/10/22	\$332,000	WD	\$322,000	\$104,300	32.39	\$241,327	\$21,693	\$300,307	\$259,922	1.155	\$6,600	CLWF
Totals:			\$369,083		\$2,204,500	\$801,600		\$1,852,577		\$2,065,686	\$1,903,064			
							Sale. Ratio =>	36.36			E.C.F. =>	1.085		
							Std. Dev. =>	4.70			Ave. E.C.F. =>	1.096		

Land Table - Canadian Lakes Waterfront = CLWF

****Downward Factored ECF of 1.047 applied to CL River Front and CL Park Frontage for 2024.**

Canadian Lakes Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 138 059 000	7785 COURT B	02/16/23	\$237,000	WD	\$237,000	\$78,500	33.12	\$201,256	\$13,333	\$223,667	\$151,673	1.475	\$4,680	CLS
11 138 079 000	10941 THIRD ST	09/30/21	\$125,000	WD	\$125,000	\$39,900	31.92	\$107,239	\$7,995	\$117,005	\$86,676	1.350	\$7,995	CLS
11 138 119 000	7634 W ROYAL RD	06/24/21	\$180,000	WD	\$180,000	\$71,300	39.61	\$178,109	\$7,699	\$172,301	\$148,830	1.158	\$4,680	CLS
11 140 224 000	11643 THIRTEENTH ST	04/27/22	\$130,000	WD	\$130,000	\$60,600	46.62	\$131,803	\$4,840	\$125,160	\$100,885	1.241	\$2,340	CLS
11 140 227 000	11625 THIRTEENTH ST	06/23/23	\$173,000	WD	\$173,000	\$81,400	47.05	\$176,753	\$2,340	\$170,660	\$140,769	1.212	\$2,340	CLS
11 140 264 000	8083 W ROYAL RD	08/08/23	\$220,000	WD	\$220,000	\$74,300	33.77	\$161,205	\$2,340	\$217,660	\$128,220	1.698	\$2,340	CLS
11 140 298 000	7634 TENTH ST	10/22/21	\$195,000	WD	\$195,000	\$82,500	42.31	\$179,923	\$12,081	\$182,919	\$146,587	1.248	\$6,201	CLS
11 140 322 000	7614 NINTH ST	11/30/21	\$105,000	WD	\$105,000	\$32,800	31.24	\$86,421	\$2,340	\$102,660	\$73,433	1.398	\$2,340	CLS
11 140 332 000	7635 EIGHTH ST	03/24/22	\$250,000	WD	\$250,000	\$82,700	33.08	\$199,378	\$10,210	\$239,790	\$165,212	1.451	\$6,201	CLS
11 140 334 000	7603 EIGHTH ST	06/15/23	\$245,900	WD	\$245,900	\$77,000	31.31	\$154,070	\$7,800	\$238,100	\$118,055	2.017	\$4,680	CLS
11 140 336 000	7575 EIGHTH ST	11/01/21	\$170,000	WD	\$170,000	\$75,200	44.24	\$180,650	\$3,838	\$166,162	\$154,421	1.076	\$2,340	CLS
11 141 407 000	11070 E ROYAL RD	11/03/22	\$200,000	WD	\$200,000	\$65,800	32.90	\$153,778	\$3,783	\$196,217	\$121,061	1.621	\$3,783	CLS
11 141 411 000	11136 E ROYAL RD	08/28/23	\$280,000	WD	\$280,000	\$105,700	37.75	\$229,452	\$4,184	\$275,816	\$181,814	1.517	\$2,769	CLS
11 141 459 000	8385 ALBERTA ST	10/19/23	\$314,900	WD	\$314,900	\$130,800	41.54	\$284,003	\$11,149	\$303,751	\$220,221	1.379	\$3,900	CLS
11 141 519 000	8413 MANITOBA ST	09/29/21	\$240,000	WD	\$240,000	\$86,700	36.13	\$217,888	\$13,192	\$226,808	\$178,774	1.269	\$3,705	CLS
11 143 642 000	7724 W LAKE DR	07/12/22	\$294,100	WD	\$294,100	\$130,300	44.30	\$267,266	\$5,210	\$288,890	\$228,870	1.262	\$2,340	CLS
11 147 886 000	7125 SOUTHWEST DR	02/11/22	\$295,000	WD	\$295,000	\$134,300	45.53	\$316,325	\$19,302	\$275,698	\$259,409	1.063	\$12,012	CLS
11 147 921 000	11485 S LOOKOUT RDG	09/02/22	\$330,000	WD	\$330,000	\$121,000	36.67	\$282,326	\$14,904	\$315,096	\$215,837	1.460	\$7,098	CLS
11 187 021 000	8253 PENINSULA DR	12/03/21	\$211,000	WD	\$211,000	\$105,100	49.81	\$230,525	\$7,887	\$203,113	\$154,444	1.315	\$3,900	CLS
11 187 044 000	10766 PENINSULA DR	04/25/22	\$249,900	WD	\$249,900	\$109,900	43.98	\$254,429	\$11,372	\$238,528	\$212,277	1.124	\$3,900	CLS
Totals:					\$4,445,800	\$1,745,800		\$3,992,799		\$4,280,001	\$3,187,468			
Average								Sale. Ratio => 39.27					E.C.F. => 1.343	
								Std. Dev. => 6.06					Ave. E.C.F. => 1.367	

Land Table - Canadian Lakes Subdivision = CLS

****Downward Factored ECF of 1.296 applied to Canadian Lakes Subdivision for 2024.**

**Canadian Lakes
Waterfront Main Lake**

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 138 033 000	10953 SIXTH ST CT	07/01/22	\$550,000	WD	\$550,000	\$194,800	35.42	\$415,981	\$103,806	\$446,194	\$258,209	1.728	\$98,865	CLWF
11 138 110 000	10849 FIRST ST	09/30/22	\$315,000	WD	\$315,000	\$133,500	42.38	\$332,592	\$110,159	\$204,841	\$142,585	1.437	\$104,340	CLWF
11 139 147 000	7795 BAY MEADOW	06/30/23	\$387,500	WD	\$387,500	\$161,000	41.55	\$372,161	\$143,679	\$243,821	\$146,463	1.665	\$137,209	CLWF
11 139 164 000	10536 MAPLE CROSSIN	08/25/21	\$280,000	WD	\$280,000	\$117,600	42.00	\$273,229	\$104,327	\$175,673	\$129,704	1.354	\$102,654	CLWF
11 140 183 000	8040 ISLAND CT	07/29/22	\$525,000	WD	\$525,000	\$232,900	44.36	\$503,873	\$110,081	\$414,919	\$325,717	1.274	\$104,106	CLWF
11 140 193 000	7956 ISLAND CT	09/29/21	\$465,000	WD	\$465,000	\$143,900	30.95	\$345,114	\$119,285	\$345,715	\$186,790	1.851	\$116,635	CLWF
11 141 479 000	11141 E ROYAL RD	06/03/21	\$575,000	WD	\$575,000	\$210,600	36.63	\$513,251	\$110,973	\$464,027	\$302,736	1.533	\$105,292	CLWF
11 144 682 000	8144 ISLAND CT	03/04/22	\$657,000	WD	\$657,000	\$210,100	31.98	\$501,897	\$112,815	\$544,185	\$321,821	1.691	\$109,403	CLWF
11 196 006 000	10403 E ROYAL RD	06/25/21	\$610,000	WD	\$610,000	\$185,400	30.39	\$457,651	\$119,558	\$490,442	\$279,647	1.754	\$116,282	CLWF
Totals:					\$4,364,500	\$1,589,800		\$3,715,749		\$3,329,817	\$2,093,673			
Average					\$484,944		Sale. Ratio =>	36.43			E.C.F. =>	1.590		
							Std. Dev. =>	5.43			Ave. E.C.F. =>	1.587		

Land Table - Canadian Lakes Waterfront= CLWF

****Downward Factored ECF of 1.534 applied to CL Main Lake for 2024.**

Canadian Lakes Waterfront South

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 164 002 000	6520 KILKENNY DR	06/23/23	\$408,000	WD	\$408,000	\$170,900	41.89	\$370,038	\$36,675	\$371,325	\$311,846	1.191	\$17,000	CLWF
11 164 014 000	6252 KILKENNY DR	05/26/23	\$334,000	WD	\$334,000	\$133,900	40.09	\$267,849	\$20,431	\$313,569	\$231,448	1.355	\$17,000	CLWF
11 176 003 000	9572 FAWN LAKE DR	06/22/21	\$255,000	WD	\$255,000	\$96,900	38.00	\$232,405	\$48,409	\$206,591	\$196,367	1.052	\$41,015	CLWF
11 190 157 000	9360 TAYLORS TURN	03/21/22	\$305,000	WD	\$305,000	\$108,900	35.70	\$267,781	\$49,740	\$255,260	\$232,701	1.097	\$37,691	CLWF
11 190 161 000	9435 TAYLORS TURN	05/22/23	\$495,000	WD	\$495,000	\$208,900	42.20	\$417,798	\$62,330	\$432,670	\$332,524	1.301	\$42,898	CLWF
11 190 167 000	9315 TAYLORS TURN	09/24/21	\$295,000	WD	\$295,000	\$102,900	34.88	\$196,404	\$50,589	\$244,411	\$155,619	1.571	\$38,954	CLWF
11 190 179 000	9278 ELMWOOD CT	07/20/21	\$398,000	WD	\$398,000	\$152,700	38.37	\$355,961	\$46,760	\$351,240	\$329,990	1.064	\$37,982	CLWF
11 190 263 000	9653 CLUBHOUSE DR W	06/03/21	\$317,000	WD	\$317,000	\$112,000	35.33	\$283,308	\$27,896	\$289,104	\$272,585	1.061	\$17,543	CLWF
11 190 267 000	9683 CLUBHOUSE DR W	11/15/22	\$370,000	WD	\$370,000	\$129,000	34.86	\$315,361	\$20,809	\$349,191	\$275,540	1.267	\$11,160	CLWF
11 192 359 000	6703 SUNSET LN	04/28/23	\$535,000	WD	\$535,000	\$196,100	36.65	\$392,295	\$48,714	\$486,286	\$321,404	1.513	\$38,915	CLWF
11 193 389 000	8966 EDGEWATER DR	05/27/22	\$339,000	WD	\$339,000	\$129,800	38.29	\$273,225	\$47,124	\$291,876	\$241,303	1.210	\$37,778	CLWF
11 193 474 000	9087 LONGVIEW DR	02/13/23	\$365,000	WD	\$365,000	\$179,000	49.04	\$424,594	\$20,339	\$344,661	\$378,162	0.911	\$10,390	CLWF
11 193 494 000	6533 CLUBHOUSE DR E	10/23/23	\$375,000	WD	\$375,000	\$166,100	44.29	\$361,009	\$32,573	\$342,427	\$307,237	1.115	\$26,927	CLPF
11 194 681 000	9832 FAWN LAKE DR	09/20/22	\$340,000	WD	\$340,000	\$162,400	47.76	\$382,844	\$48,508	\$291,492	\$312,756	0.932	\$41,706	CLWF
11 194 690 000	9652 FAWN LAKE DR	06/30/23	\$355,000	WD	\$355,000	\$147,100	41.44	\$316,051	\$55,860	\$299,140	\$243,397	1.229	\$41,200	CLWF
Totals:			\$365,733		\$5,486,000	\$2,196,600		\$4,856,923		\$4,869,243	\$4,142,878			
							Sale. Ratio =>	40.04			E.C.F. =>	1.175		
							Std. Dev. =>	4.51			Ave. E.C.F. =>	1.191		

Land Table - Canadian Lakes Waterfront = CLWF; Canadian Lakes Park Frontage = CLPF

****Downward Factored ECF of 1.134 applied to CL Waterfront South for 2024.**

Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table	
11 085 005 000	10678 BIRCHWOOD CT	06/29/21	\$265,000	WD	\$265,000	\$136,900	51.66	\$308,558	\$16,435	\$248,565	\$380,864	0.653	\$10,610	TRA	
11 085 008 000	10653 BIRCHWOOD CT	04/22/22	\$369,900	WD	\$369,900	\$136,400	36.87	\$274,878	\$15,698	\$354,202	\$337,914	1.048	\$10,610	TRA	
11 085 013 000	10691 BIRCHWOOD CT	06/07/23	\$367,000	WD	\$367,000	\$154,300	42.04	\$308,558	\$16,435	\$350,565	\$380,864	0.920	\$10,610	TRA	
Totals:			\$333,967		\$1,001,900	\$427,600		\$891,994		\$953,332	\$1,099,643				
							Sale. Ratio =>	42.68				E.C.F. =>	0.867		
							Std. Dev. =>	7.50				Ave. E.C.F. =>	0.874		

Land Table - Township Residential Acreage = TRA

****Downward Factored ECF of .837 applied to Condos for 2024.**

Village of Mecosta

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table	
11 892 024 000	253 S FRANKLIN ST	08/04/23	\$95,000	WD	\$95,000	\$35,600	37.47	\$88,482	\$4,142	\$90,858	\$121,703	0.747	\$2,772	VML	
11 895 004 000	878 W MAIN ST	09/03/21	\$55,900	WD	\$55,900	\$19,200	34.35	\$45,135	\$2,144	\$53,756	\$69,006	0.779	\$2,144	VML	
Totals:			\$75,450		\$150,900	\$54,800		\$133,617		\$144,614	\$190,709				
							Sale. Ratio =>	36.32				E.C.F. =>	0.758		
							Std. Dev. =>	2.21				Ave. E.C.F. =>	0.763		

Land Table - Village of Mecosta Lots = MVL

****Downward Factored ECF of .731 applied to Village of Mecosta for 2024.**

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	\$145,277	\$17,700	\$112,300	\$134,103	0.837	\$17,700	CPTWP
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	\$116,863	0.829	\$13,000	CPTWP
11 004 020 000	9020 11 MILE RD	10/07/20	\$124,000	WD	\$124,000	\$85,000	68.55	\$147,995	\$8,437	\$115,563	\$191,077	0.605	\$6,077	CPTWP
11 006 003 400	11334 120TH AVE	12/15/20	\$300,000	WD	\$300,000	\$144,500	48.17	\$316,245	\$91,624	\$208,376	\$299,495	0.696	\$91,624	CPTWP
11 010 005 200	8725 11 MILE RD	12/21/18	\$50,500	WD	\$50,500	\$24,000	47.52	\$56,565	\$16,881	\$33,619	\$46,771	0.719	\$15,660	CPTWP
11 014 015 900	9081 70TH AVE	10/24/18	\$120,000	WD	\$120,000	\$57,300	47.75	\$117,957	\$6,936	\$113,064	\$147,634	0.766	\$5,200	CPTWP
11 014 015 900	9081 70TH AVE	04/04/23	\$170,000	MLC	\$170,000	\$67,900	39.94	\$135,730	\$12,943	\$157,057	\$121,402	1.294	\$12,000	CPTWP
11 014 016 500	7230 9 MILE RD	09/15/21	\$338,000	WD	\$338,000	\$133,600	39.53	\$316,324	\$54,908	\$283,092	\$348,555	0.812	\$5,900	CPTWP
11 061 000 008	8650 MIDSTATE DR	07/31/20	\$240,000	WD	\$240,000	\$101,900	42.46	\$207,885	\$12,885	\$227,115	\$260,000	0.874	\$7,544	INDUSTRIAL
11 895 003 000	860 W MAIN ST	10/04/21	\$50,000	WD	\$50,000	\$19,200	38.40	\$43,034	\$11,451	\$38,549	\$42,111	0.915	\$7,656	INDUSTRIAL
Totals:			\$1,632,400		\$1,632,400	\$747,600		\$1,587,893		\$1,385,635	\$1,708,011			
							Sale. Ratio =>	45.80				E.C.F. =>	0.811	
							Std. Dev. =>	8.77				Ave. E.C.F. =>	0.835	13.931651

Land Table - Commercial Parcels in Township = CPTWP

Excluded but Reference

11 893 031 000	1026 S CASS ST	10/04/23	\$80,000	WD	\$80,000	\$26,100	32.63	\$52,277	\$12,000	\$68,000	\$49,663	1.369	\$12,000	CPTWP
11 061 000 004	7355 9 MILE RD	06/01/18	\$895,000	WD	\$895,000	\$339,200	37.90	\$727,125	\$23,031	\$871,969	\$801,929	1.087	\$19,229	INDUSTRIAL

****Buildings across unit valued with Commercial and Industrial Manual applied at .811 for 2024.**

****Exceptions given to Industrial buildings within Industrial park applied at .774. Zero sales within study, assessor judgment used**

****Exceptions given to buildings within the Village of Mecosta applied at .563. Zero valid sales within study, assessor judgment used.**

Mobile Home
(All Neighborhoods)

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 003 015 100	8917 ELIZABETH ST	08/01/22	\$180,000	WD	\$180,000	\$39,300	21.83	\$102,709	\$26,325	\$153,675	\$119,207	1.289	\$18,901	TRA
11 010 015 000	8893 HAYES RD	07/28/22	\$109,100	WD	\$109,100	\$39,300	36.02	\$92,948	\$57,221	\$51,879	\$55,756	0.930	\$52,920	TRA
11 055 039 000	10440 90TH AVE	05/06/22	\$95,000	WD	\$95,000	\$22,300	23.47	\$53,079	\$9,362	\$85,638	\$68,226	1.255	\$2,579	TBL
11 193 501 000	8800 LONGVIEW DR	05/26/22	\$193,850	WD	\$193,850	\$42,600	21.98	\$105,268	\$9,914	\$183,936	\$148,812	1.236	\$4,224	RSBL
11 893 030 700	550 S JOHN ST	10/10/23	\$125,000	PTA	\$125,000	\$31,600	25.28	\$77,142	\$13,407	\$111,593	\$89,768	1.243	\$13,407	VMLOTS
11 893 045 000	398 N WEBBER ST	10/02/23	\$150,000	WD	\$150,000	\$40,500	27.00	\$104,853	\$33,585	\$116,415	\$100,377	1.160	\$28,000	VMLOTS
11 895 029 000	950 W MAPLE ST	09/07/21	\$32,000	WD	\$32,000	\$7,300	22.81	\$22,094	\$1,900	\$30,100	\$31,515	0.955	\$1,600	VMLOTS
Totals:			\$126,421		\$884,950	\$222,900		\$558,093		\$733,236	\$613,661			
							Sale. Ratio =>	25.19				E.C.F. =>	1.195	
							Std. Dev. =>	5.00				Ave. E.C.F. =>	1.153	

Land Table - Township Residential Acreage = TRA; Township Back Lots = TBL; Royal South Back Lots, 190,193,194 = RSBL; Village of Mecosta Lots = VMLOTS;
****Downward Factored ECF of 1.147 applied to all Mobile Homes within township for 2024. Because Mobile Homes use separate manual a separate ECF must be applied.**

Township Residential Ag Manual

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 \$	ECF	Land Value	Land Table
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	TRA
11 023 010 002	8350 80TH AVE	02/24/23	\$168,000	WD	\$168,000	\$57,600	34.29	\$121,293	\$21,713	\$146,287	\$106,476	1.374	\$21,713	TRAW
11 084 021 000	9027 W SCHOOL SEC	01/23/20	\$22,000	QC	\$22,000	\$8,900	40.45	\$22,661	\$9,130	\$12,870	\$17,072	0.754	\$9,130	TBLL
11 893 038 200	419 N WEBBER ST	02/12/21	\$90,000	WD	\$90,000	\$36,400	40.44	\$157,212	\$11,520	\$78,480	\$157,189	0.499	\$11,520	VML
Totals:			\$295,000		\$395,000	\$161,200		\$433,723		\$287,117	\$355,135			
							Sale. Ratio =>	40.81				E.C.F. =>	0.808	
							Std. Dev. =>	6.80				Ave. E.C.F. =>	0.823	

Land Table - Township Residential Acreage = TRA; Township Residential Acreage West = TRAW Township Back Lake Lots = TBLL; Village of Mecosta Lots = VML

****All buildings valued with AG manual will be applied at .808 for 2024.**

Forest Pines

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	Land Value	Land Table
11 058 013 000	9185 FOREST PINES DR	09/16/22	\$259,000	WD	\$259,000	\$90,300	34.86	\$226,709	\$13,485	\$245,515	\$221,877	1.107	\$7,870	TBLL
Totals:			\$259,000		\$259,000	\$90,300		\$226,709		\$245,515	\$221,877			
							Sale. Ratio =>	34.86				E.C.F. =>	1.107	
							Std. Dev. =>					Ave. E.C.F. =>	1.107	

Land Table - Township Back Lake Lots = TBLL

****Downward Factored ECF of 1.068 applied to Forest Pines for 2024. Inconclusive study but support is offered from other neighborhoods.**