

.F.s for Neighborhood:

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: AG 'AG'

Residential : 1.310
Town Homes/Duplexes: 1.648
Mobile Homes : 2.048
Agricultural Bldgs : 1.310
Commercial Bldgs : 0.673
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BLL 'BLL'

Ne:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.000	0.000	0.000	0.000	0.000	0.000
TWO STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEXES		0.000	0.000	0.000	0.000	0.000	0.000
COLONIAL		0.000	0.000	0.000	0.000	0.000	0.000
BUNGALOW		0.000	0.000	0.000	0.000	0.000	0.000
FARMHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
CONDO		0.000	0.000	0.000	0.000	0.000	0.000
APARTMENTS		0.000	0.000	0.000	0.000	0.000	0.000
SWT/DWT		0.000	0.000	0.000	0.000	0.000	0.000
PLAIN		0.000	0.000	0.000	0.000	0.000	0.000
CABIN		0.000	0.000	0.000	0.000	0.000	0.000
GARAGE		0.000	0.000	0.000	0.000	0.000	0.000
LOG		0.000	0.000	0.000	0.000	0.000	0.000
A-FRAME		0.000	0.000	0.000	0.000	0.000	0.000
BARNDOMINIUM		1.000	1.000	1.000	1.000	1.000	1.000
		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM 'COM'

Residential : 0.673
Town Homes/Duplexes: 1.648
Mobile Homes : 2.048
Agricultural Bldgs : 1.310
Commercial Bldgs : 0.673
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: IND 'NOT USED...'

Residential : 0.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: PP 'PP'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: RES 'RES'

Residential : 1.492
Town Homes/Duplexes: 1.648
Mobile Homes : 2.048
Agricultural Bldgs : 1.310
Commercial Bldgs : 0.673
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

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.
House ECF												
2411-04-2203	11730 N 17 RD	05/03/23	\$325,000	WD	\$325,000	\$161,100	49.57	\$318,568	\$14,005	\$310,995	\$212,684	1.462
2411-04-2204-02	3807 W COUNTY LINE RD	04/16/24	\$340,000	WD	\$340,000	\$141,100	41.50	\$279,066	\$9,344	\$330,656	\$186,659	1.771
2411-07-1401	984 GITCHEGUMEE DR	04/26/22	\$420,000	WD	\$420,000	\$134,300	31.98	\$399,588	\$84,867	\$335,133	\$219,777	1.525
2411-32-2310	6517 NORTH GATE TRL	06/23/23	\$129,500	WD	\$129,500	\$33,000	25.48	\$86,364	\$33,152	\$96,348	\$37,159	2.593
2411-RS-11	5660 GUTHRIE RD	07/24/23	\$275,000	WD	\$275,000	\$106,600	38.76	\$221,922	\$66,367	\$208,633	\$108,628	1.921
2411-RV-01	5941 W 12 RD	09/18/23	\$156,000	WD	\$156,000	\$77,100	49.42	\$161,670	\$31,180	\$124,820	\$91,124	1.370
2411-TS-15	112 TIMBER LN	06/09/23	\$265,000	WD	\$265,000	\$124,300	46.91	\$262,900	\$16,380	\$248,620	\$172,151	1.444
2412-01-4108	125 RINGNECK LN	12/02/22	\$260,000	PTA	\$260,000	\$100,500	38.65	\$287,574	\$50,047	\$209,953	\$170,760	1.230
2412-01-4119	142 RINGNECK LN	11/15/24	\$339,500	PTA	\$339,500	\$153,500	45.21	\$300,121	\$46,875	\$292,625	\$189,131	1.547
2412-01-4128	110 QUAIL	02/17/23	\$315,000	WD	\$315,000	\$118,000	37.46	\$326,849	\$52,498	\$262,502	\$197,233	1.331
2412-05-1201-02	10325 W COUNTY LINE RD	09/13/22	\$200,000	WD	\$200,000	\$40,500	20.25	\$170,338	\$24,730	\$175,270	\$104,679	1.674
2412-09-2201-01	9861 W 4 RD	10/11/22	\$570,000	WD	\$570,000	\$153,700	26.96	\$517,969	\$103,110	\$466,890	\$298,245	1.565
2412-12-2102-01	6631 W 4 RD	06/01/22	\$252,500	WD	\$252,500	\$85,900	34.02	\$263,693	\$16,763	\$235,737	\$183,397	1.285
2412-12-4102	10453 N M-37 HWY	05/24/22	\$70,000	MLC	\$70,000	\$22,500	32.14	\$64,412	\$15,057	\$54,943	\$35,482	1.548
2412-12-4107	150 PHEASANT RUN	08/29/24	\$253,000	WD	\$253,000	\$96,400	38.10	\$188,050	\$16,454	\$236,546	\$128,152	1.846
2412-18-3202	9447 N 1 RD	12/06/22	\$155,000	WD	\$155,000	\$62,400	40.26	\$183,829	\$32,858	\$122,142	\$108,534	1.125
2412-23-2102-01	7649 W 8 RD	12/19/23	\$250,000	WD	\$250,000	\$0	0.00	\$244,609	\$23,994	\$226,006	\$164,761	1.372
2412-24-1106	6213 W 8 RD	06/26/23	\$250,000	WD	\$250,000	\$84,400	33.76	\$242,712	\$39,752	\$210,248	\$151,576	1.387
2412-25-2401-01	6740 W 10 1/2 RD	09/13/23	\$176,000	WD	\$176,000	\$53,900	30.63	\$132,439	\$49,417	\$126,583	\$62,003	2.042
2412-35-1112	7198 W 12 1/2 RD	07/14/23	\$385,000	PTA	\$385,000	\$116,700	30.31	\$278,264	\$34,752	\$350,248	\$200,257	1.749
2412-35-3101	7313 W 12 1/2 RD	03/24/23	\$630,000	WD	\$630,000	\$226,800	36.00	\$683,839	\$319,652	\$310,348	\$261,817	1.185
2412-GA-42	6092 RIVERVIEW RD	03/15/24	\$385,000	WD	\$385,000	\$164,200	42.65	\$382,655	\$53,458	\$331,542	\$245,853	1.349
Totals:			\$6,401,500		\$6,401,500	\$2,256,900		\$5,997,431		\$5,266,788	\$3,530,061	
Sale. Ratio =>							35.26	E.C.F. =>				
Std. Dev. =>							10.91	Ave. E.C.F. =>				

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.
Trailer ECF												
2412-04-2404	11669 N 5 1/2 RD	12/01/23	\$140,000	WD	\$140,000	\$36,500	26.07	\$101,699	\$18,199	\$121,801	\$63,210	1.927
2412-12-4106	10463 N M-37 HWY	04/18/24	\$218,000	WD	\$218,000	\$74,000	33.94	\$141,708	\$10,530	\$207,470	\$99,302	2.089
2412-22-4404	8153 N 9 RD	03/26/24	\$190,000	WD	\$190,000	\$55,100	29.00	\$126,294	\$36,038	\$153,962	\$68,324	2.253
2412-35-2105	7584 W 12 1/2 RD	07/08/24	\$230,000	OTH	\$230,000	\$63,300	27.52	\$121,490	\$35,164	\$194,836	\$65,349	2.981
2412-35-3403	7530 W 14 RD	04/11/23	\$150,000	WD	\$150,000	\$50,300	33.53	\$116,500	\$16,807	\$133,193	\$75,468	1.765
2412-GA-49	6012 RIVERVIEW RD	06/03/24	\$184,900	WD	\$184,900	\$68,400	36.99	\$135,669	\$56,525	\$128,375	\$59,912	2.143
2412-GA-52	6002 RIVERVIEW	06/21/24	\$170,000	LC	\$170,000	\$80,100	47.12	\$153,916	\$22,800	\$147,200	\$99,255	1.483
Totals:			\$1,282,900		\$1,282,900	\$427,700		\$897,276		\$1,086,837	\$530,820	
Sale. Ratio =>							33.34					
Std. Dev. =>							7.18					
								E.C.F. =>		2.047		
								Ave. E.C.F. =>		2.092		

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.
Duplex ECF												
2411B-5-3103	204 HASSLE RD	10/02/23	\$288,500	MLC	\$288,500	\$97,900	33.93	\$242,925	\$2,340	\$286,160	\$168,006	1.703
2411B-5-3110	200 HASSEL RD	01/06/23	\$300,000	WD	\$300,000	\$77,300	25.77	\$269,259	\$2,964	\$297,036	\$185,960	1.597
Totals:			\$588,500		\$588,500	\$175,200		\$512,184		\$583,196	\$353,966	
Sale. Ratio =>												29.77
Std. Dev. =>												5.78
E.C.F. =>												1.648
Ave. E.C.F. =>												1.650

Parcel Number	County	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.
Wexford Ag												
07 021 001 40	Osceola	09/11/23	\$175,000		\$175,000	\$109,700	62.69	\$93,721	\$111,292	\$63,708	\$87,721	0.726
2109-28-3101-01	Wexford	07/21/22	\$189,900	WD	\$189,900	\$98,100	51.66	\$191,513	\$185,931	\$3,969	\$5,378	0.738
02-522-030-00	Lake	02/09/24	\$155,000	PTA	\$155,000	\$53,300	34.39	\$161,097	\$115,930	\$39,070	\$48,096	0.812
015-006-001-00	Missaukee	08/18/23	\$375,000	LC	\$375,000	\$181,700	48.45	\$390,634	\$297,510	\$77,490	\$87,605	0.885
10 010 009 00	Osceola	11/07/22	\$320,000		\$320,000	\$106,000	33.13	\$225,625	\$86,300	\$233,700	\$219,625	1.064
07 008 003 05	Osceola	04/06/22	\$273,000		\$273,000	\$96,900	35.49	\$138,475	\$96,196	\$176,804	\$128,079	1.380
04 020 004 01	Osceola	09/16/22	\$1,400,000		\$1,400,000				\$1,028,886	\$371,114	\$261,985	1.417
10 002 020 20	Osceola	07/18/23	\$145,000		\$145,000	\$49,300	34.00	\$70,079	\$42,086	\$102,914	\$70,079	1.469
01 016 001 60	Osceola	06/24/22	\$673,000		\$673,000				\$168,385	\$504,615	\$342,881	1.472
07 016 012 20	Osceola	12/28/23	\$170,000		\$170,000	\$76,300	44.88	\$60,841	\$90,338	\$79,662	\$52,849	1.507
08-021-005-00	Lake	10/28/22	\$183,600	WD	\$183,600	\$37,700	20.53	\$118,760	\$104,550	\$79,050	\$18,102	4.367
Totals:			#REF!		\$4,059,500	\$809,000	19.93	\$1,450,745		\$1,732,096	\$1,322,399	
Sale. Ratio =>							12.53				E.C.F. =>	1.310
Std. Dev. =>											Ave. E.C.F. =>	1.440

Parcel Number Wex Comm Ecf	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.
41-124-009-00	712 MICHIGAN AVE - VOB	06/27/23	\$75,000	WD	\$75,000	\$55,500	74.00	\$105,708	\$12,453	\$62,547	\$124,174	0.504
2109-16-1206	8179 S MACKINAW TRL	03/21/24	\$420,000	WD	\$420,000	\$340,500	81.07	\$728,647	\$14,522	\$405,478	\$769,531	0.527
2112-07-4402	11198 W M-55 HWY	07/18/22	\$90,000	WD	\$65,000	\$26,300	40.46	\$83,343	\$24,940	\$40,060	\$71,050	0.564
10-086-00-279-00	209 S SHELBY ST	09/13/22	\$85,000	WD	\$85,000	\$41,600	48.94	\$108,314	\$42,135	\$42,865	\$71,314	0.601
10-086-00-163-00	101 E HARRIS ST	06/23/22	\$400,000	WD	\$400,000	\$213,600	53.40	\$564,887	\$65,580	\$334,420	\$538,046	0.622
051-105-004-00	113 S MAIN	05/02/23	\$312,600	LC	\$312,600	\$162,000	51.82	\$478,436	\$132,256	\$180,344	\$278,728	0.647
052-119-004-00	105 GRACE	01/26/23	\$55,000	WD	\$55,000	\$25,800	46.91	\$63,031	\$30,400	\$24,600	\$35,977	0.684
11-022-034-50	3360 S M-37	08/01/22	\$320,000	MLC	\$320,000	\$113,200	35.38	\$332,484	\$152,997	\$167,003	\$238,997	0.699
2209-29-3408	4675 S 39 RD	08/25/22	\$1,000,000	WD	\$1,000,000	\$549,000	54.90	\$1,281,105	\$127,015	\$872,985	\$1,243,631	0.702
2209-29-4306	1030 W 13TH ST	06/29/22	\$150,000	WD	\$150,000	\$51,100	34.07	\$157,989	\$124,815	\$25,185	\$35,748	0.705
2209-34-2211	1156 PLETT RD	04/21/22	\$300,000	WD	\$300,000	\$161,600	53.87	\$372,462	\$64,434	\$235,566	\$331,927	0.710
052-119-008-00	104 W MAPLE	05/05/22	\$347,500	WD	\$347,500	\$184,300	53.04	\$447,016	\$106,980	\$240,520	\$337,337	0.713
02-511-009-00	4191 E 5 MILE RD	12/09/22	\$80,000	WD	\$80,000	\$38,800	48.50	\$80,700	\$18,512	\$61,488	\$85,350	0.720
04-027-010-10	8887 W 8 MILE RD	12/11/23	\$32,000	WD	\$32,000	\$17,200	53.75	\$32,457	\$17,220	\$14,780	\$20,289	0.728
03-007-003-01	5482 W 10 1/2 MILE RD	07/01/23	\$101,000	WD	\$101,000	\$54,200	53.66	\$102,457	\$28,173	\$72,827	\$98,913	0.736
12-019-011-00	11987 W US 10	05/11/23	\$50,000	WD	\$50,000	\$15,400	30.80	\$50,158	\$14,523	\$35,477	\$47,450	0.748
04-028-002-50	7969 N BASS LAKE RD	04/29/22	\$100,000	WD	\$100,000	\$47,400	47.40	\$99,467	\$30,930	\$69,070	\$91,261	0.757
14-015-005-15	8320 S M-37	04/29/22	\$94,000	MLC	\$94,000	\$19,400	20.64	\$93,246	\$21,452	\$72,548	\$95,598	0.759
14-015-005-10	8222 S M-37	09/15/23	\$70,000	WD	\$70,000	\$32,500	46.43	\$68,918	\$29,788	\$40,212	\$52,104	0.772
01-023-017-00	10978 E 8 MILE RD	01/19/24	\$71,000	WD	\$71,000	\$7,400	10.42	\$69,001	\$14,636	\$56,364	\$72,390	0.779
005-101-001-50	500 E PROSPER	09/26/23	\$340,000	WD	\$340,000	\$157,100	46.21	\$381,785	\$60,955	\$279,045	\$338,786	0.824
11-034-004-00	5408 S M-37	01/17/23	\$130,000	WD	\$130,000	\$66,400	51.08	\$120,582	\$38,775	\$91,225	\$108,931	0.837
Totals:			\$4,623,100		\$4,598,100	\$2,380,300	51.77	\$5,822,193		\$3,424,609	\$5,087,533	
						Sale. Ratio =>	51.77				E.C.F. =>	0.673
						Std. Dev. =>	15.20				Ave. E.C.F. =>	0.697