

E.C.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: 2020 'COMMERCIAL/INDUSTRIAL'

Residential : 0.681  
Town Homes/Duplexes: 1.648  
Mobile Homes : 1.827  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.681  
Industrial Bldgs : 0.701

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 4020 'RESIDENTIAL'

Residential : 1.585  
Town Homes/Duplexes: 1.648  
Mobile Homes : 1.889  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.681  
Industrial Bldgs : 0.701

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 4030 'SUBDIVISIONS/VILLAGE'

Residential : 1.604  
Town Homes/Duplexes: 1.648  
Mobile Homes : 1.883  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.681  
Industrial Bldgs : 0.701

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 9000 'PERSONAL PROPERTY'

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: 9900 'TAX EXEMPT'

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

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.
<b>Trailers</b>												
2411-31-3305	6160 N M-37 HWY	01/03/23	\$62,000	WD	\$62,000	\$27,300	44.03	\$70,212	\$10,921	\$51,079	\$41,520	1.230
2411-15-2101	2599 W 6 RD	06/01/22	\$190,000	WD	\$190,000	\$55,600	29.26	\$185,496	\$25,847	\$164,153	\$111,650	1.470
2411-LG3-292	122 PUEBLO TRL	11/17/24	\$100,000	PTA	\$100,000	\$52,600	52.60	\$103,532	\$16,535	\$83,465	\$49,123	1.699
2411-LG3-300	110 MENOMINEE TRL	07/11/22	\$150,000	WD	\$150,000	\$38,200	25.47	\$116,539	\$24,867	\$125,133	\$64,196	1.949
2411-LG3-313	111 CHIPPEWA	08/04/23	\$130,000	WD	\$130,000	\$45,300	34.85	\$96,371	\$14,000	\$116,000	\$57,683	2.011
2411-LG4-486	1196 GITCHEGUMEE DR	04/17/24	\$265,000	WD	\$265,000	\$107,100	40.42	\$209,141	\$76,185	\$188,815	\$75,074	2.515
2411-10-3205	10350 N 19 RD	04/15/24	\$100,000	LC	\$100,000	\$33,200	33.20	\$66,311	\$9,157	\$90,843	\$32,272	2.815
<b>Totals:</b>			<b>\$997,000</b>		<b>\$997,000</b>	<b>\$359,300</b>	<b>36.04</b>	<b>\$847,602</b>		<b>\$819,488</b>	<b>\$431,519</b>	<b>1.899</b>
							<b>36.04</b>					<b>1.899</b>
							<b>9.28</b>					<b>1.956</b>
												<b>1.956</b>

Sale. Ratio => 36.04 E.C.F. => 1.899  
 Std. Dev. => 9.28 Ave. E.C.F. => 1.956

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.
<b>Village Trailers</b>												
2411B-VB-075	418 E SOUTH ST	10/14/22	\$35,000	MLC	\$35,000	\$19,500	55.71	\$36,884	\$17,225	\$17,775	\$13,767	1.291
2411B-8-2106	4679 W 4 RD	07/22/22	\$79,000	WD	\$79,000	\$28,800	36.46	\$85,350	\$12,395	\$66,605	\$51,089	1.304
2411B-5-1415	106 N WOOD MEADOWS DR	08/05/22	\$199,900	PTA	\$199,900	\$60,700	30.37	\$141,443	\$21,450	\$178,450	\$84,029	2.124
2411B-5-3307-01		08/05/24	\$89,900	LC	\$89,900	\$34,800	38.71	\$68,809	\$12,158	\$77,742	\$31,988	2.430
<b>Totals:</b>			<b>\$403,800</b>		<b>\$403,800</b>	<b>\$143,800</b>	<b>35.61</b>	<b>\$332,486</b>		<b>\$340,572</b>	<b>\$180,873</b>	<b>1.883</b>
							<b>35.61</b>					<b>1.883</b>
							<b>10.86</b>					<b>1.787</b>
												<b>1.787</b>

Sale. Ratio => 35.61 E.C.F. => 1.883  
 Std. Dev. => 10.86 Ave. E.C.F. => 1.787

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.
<b>Sub Houses</b>												
2411B-5-1411	101 S WOOD MEADOWS DR	05/12/22	\$200,000	WD	\$200,000	\$95,500	47.75	\$224,095	\$30,000	\$170,000	\$135,541	1.254
2411B-5-1429	137 S WOOD MEADOWS DR	08/01/22	\$231,000	WD	\$231,000	\$80,100	34.68	\$224,846	\$25,605	\$205,395	\$139,135	1.476
2411B-5-1434	107 S WOOD MEADOWS DR	06/24/22	\$207,000	WD	\$207,000	\$77,500	37.44	\$179,412	\$22,793	\$184,207	\$109,371	1.684
2411B-5-2313	322 N FIRST ST	02/15/23	\$375,000	WD	\$375,000	\$129,600	34.56	\$319,582	\$64,034	\$310,966	\$178,455	1.743
2411B-5-3305	851 S FIRST ST	04/20/23	\$250,000	WD	\$250,000	\$85,900	34.36	\$219,785	\$6,764	\$243,236	\$148,758	1.635
2411B-6-1103	5261 W COUNTY LINE RD	05/12/22	\$260,000	WD	\$260,000	\$51,500	19.81	\$196,710	\$35,634	\$224,366	\$112,483	1.995
2411B-6-1106	521 N FIRST ST	11/16/23	\$270,000	WD	\$270,000	\$80,100	29.67	\$208,970	\$18,106	\$251,894	\$133,285	1.890
2411B-6-1220	237 CAYO DR	11/13/23	\$239,900	WD	\$239,900	\$102,300	42.64	\$216,689	\$10,500	\$229,400	\$143,987	1.593
2411B-6-4405	894 S FIRST ST	12/27/23	\$494,000	WD	\$494,000	\$248,800	50.36	\$542,068	\$92,537	\$401,463	\$311,094	1.290
2411B-8-2307	212 DEERFIELD CT	11/19/24	\$320,000	PTA	\$320,000	\$138,400	43.25	\$271,029	\$37,268	\$282,732	\$161,772	1.748
2411B-LW-05-01	110 PURDY DR	07/17/23	\$285,000	WD	\$285,000	\$116,700	40.95	\$246,725	\$16,746	\$268,254	\$160,600	1.670
2411B-LW-19	115 PURDY DR	11/20/23	\$270,000	WD	\$270,000	\$91,900	34.04	\$192,849	\$29,107	\$240,893	\$114,345	2.107
2411B-TAB-32	284 CAYO DR	11/26/24	\$315,000	PTA	\$315,000	\$179,700	57.05	\$351,057	\$19,353	\$295,647	\$229,553	1.288
2411B-VB-020	120 E WEXFORD	10/24/24	\$30,000	PTA	\$30,000	\$20,400	68.00	\$40,256	\$3,750	\$26,250	\$25,264	1.039
2411B-VB-021	206 E WEXFORD	07/21/23	\$225,000	WD	\$225,000	\$70,300	31.24	\$147,703	\$10,500	\$214,500	\$95,812	2.239
2411B-VB-101	107 E CARL ST	11/26/24	\$220,000	PTA	\$220,000	\$97,300	44.23	\$188,651	\$17,390	\$202,610	\$118,520	1.710
2411B-VB-164	315 N FIRST ST	08/21/24	\$202,000	WD	\$202,000	\$69,200	34.26	\$134,066	\$7,500	\$194,500	\$87,589	2.221
2411B-VB-192	110 W CARL ST	10/13/22	\$136,000	WD	\$136,000	\$79,000	58.09	\$155,715	\$41,652	\$94,348	\$91,470	1.031
2411B-VB-207	119 N FIRST ST	06/06/22	\$210,000	WD	\$210,000	\$60,200	28.67	\$199,743	\$22,500	\$187,500	\$123,773	1.515
2411B-VB-253	202 S FIRST ST	07/28/22	\$210,000	WD	\$210,000	\$67,100	31.95	\$210,508	\$9,186	\$200,814	\$140,588	1.428
<b>Totals:</b>			<b>\$4,949,900</b>		<b>\$4,949,900</b>	<b>\$1,941,500</b>		<b>\$4,470,459</b>		<b>\$4,428,975</b>	<b>\$2,761,394</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.22</b>				
							<b>Std. Dev. =&gt;</b>	<b>11.59</b>				
							<b>E.C.F. =&gt;</b>	<b>1.604</b>				
							<b>Ave. E.C.F. =&gt;</b>	<b>1.628</b>				

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.

: Houses												
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.
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-LG1-025	340 GITCHEGUMEE DR	08/29/22	\$275,000	WD	\$275,000	\$81,500	29.64	\$263,470	\$31,962	\$243,038	\$161,668	1.503
2411-LG1-077	516 GITCHEGUMEE	12/06/24	\$535,000	PTA	\$535,000	\$225,200	42.09	\$440,469	\$47,313	\$487,687	\$272,080	1.792
2411-LG1-085-01	552 GITCHEGUMEE DR	07/21/22	\$255,000	WD	\$255,000	\$79,500	31.18	\$235,446	\$57,182	\$197,818	\$124,486	1.589
2411-LG1-122	316 PONEMAH TRL	10/04/24	\$390,000	WD	\$390,000	\$138,500	35.51	\$268,603	\$25,105	\$364,895	\$168,511	2.165
2411-LG1-157	323 PONEMAH TRL	08/19/22	\$240,000	WD	\$240,000	\$95,800	39.92	\$253,229	\$20,072	\$219,928	\$162,819	1.351
2411-LG1-199	607 GITCHEGUMEE DR	07/15/22	\$165,000	WD	\$165,000	\$69,500	42.12	\$136,709	\$12,470	\$152,530	\$87,002	1.753
2411-LG3-283	529 OTTAWA TRL	12/12/24	\$289,900	PTA	\$289,900	\$112,300	38.74	\$218,904	\$24,985	\$264,915	\$134,200	1.974
2411-LG3-284	533 OTTAWA TRL	10/10/22	\$300,000	PTA	\$300,000	\$130,800	43.60	\$335,182	\$23,262	\$276,738	\$217,821	1.270
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-RV-42	5569 W 12 RD	09/01/23	\$400,000	WD	\$400,000	\$222,600	55.65	\$460,747	\$196,844	\$203,156	\$184,290	1.102
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
Totals:			\$4,630,900		\$4,630,900	\$1,900,200	41.03	\$4,256,473		\$3,969,562	\$2,503,900	1.585
							7.33					1.600

Sale. Ratio =>      Std. Dev. =>

E.C.F. =>      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.
<b>ECF IND.</b>													
052-100-015-00	123 S ROLAND	06/05/23	\$165,000	WD	\$165,000	\$81,700	49.52	\$169,644	\$13,200		\$151,800	\$172,485	0.880
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
2212-03-3101	8770 W 28 RD	05/19/22	\$1,100,000	CD	\$1,100,000	\$426,800	38.80	\$1,205,240	\$910,441		\$189,559	\$379,055	0.500
43 013 010 00	4790 N MACKINAW TRL	05/24/23	\$500,000	WD	\$500,000	\$340,200	0.68	\$833,800	\$102,293		\$397,707	\$501,306	0.793
<b>Totals:</b>			<b>\$1,820,000</b>		<b>\$1,820,000</b>	<b>\$874,500</b>		<b>\$2,271,715</b>			<b>\$763,666</b>	<b>\$1,088,823</b>	
												<b>Sale. Ratio =&gt;</b>	<b>48.05</b>
												<b>Std. Dev. =&gt;</b>	<b>22.66</b>
												<b>E.C.F. =&gt;</b>	<b>0.701</b>
												<b>Ave. E.C.F. =&gt;</b>	<b>0.714</b>

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
<b>Totals:</b>			<b>\$588,500</b>		<b>\$588,500</b>	<b>\$175,200</b>		<b>\$512,184</b>		<b>\$583,196</b>	<b>\$353,966</b>	
							<b>29.77</b>					<b>1.648</b>
							<b>5.78</b>					<b>1.650</b>

Sale. Ratio => E.C.F. => 1.648  
Std. Dev. => Ave. E.C.F. => 1.650