

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	EEDNet Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale
05-01-113-001-10		08/25/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	4.47	4.47	\$15,656	\$0.362023-7643		
05-02-034-003-10	8608 SISSON RD	08/22/23	\$22,000	PTA	03-ARM'S LENGTH	\$22,000	\$22,000	4.84	4.84	\$4,545	\$0.10	2.023E+11	
05-01-124-003-70	8311 TIPPERARY LN	09/08/23	\$42,900	WD	03-ARM'S LENGTH	\$42,900	\$42,900	4.98	4.98	\$8,614	\$0.202023-6984		
05-01-101-016-01	11271 N US 31	03/03/23	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$49,000	5.00	5.00	\$9,800	\$0.222023-1280		
05-01-123-007-00		06/09/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$38,000	5.00	5.00	\$7,600	\$0.172023-4813		
10000 view 05-01-124-014-10		09/20/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$55,000	6.24	6.24	\$8,814	\$0.242023-7310		
05-01-113-018-00		02/01/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$39,000	9.00	9.00	\$4,333	\$0.102023-0743		
20000 view 05-01-124-008-26	8018 GLENBEIGH L	03/27/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$79,900	9.42	9.42	\$8,482	\$0.242024-2641		
30000 View 05-01-124-008-26		08/05/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$42,000	9.42	9.42	\$4,459	\$0.10		
05-01-124-008-50		05/03/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	10.00	10.00	\$3,000	\$0.072023-3839		
05-01-031-003-10		05/17/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	10.00	10.00	\$4,000	\$0.092023-4066		
05-01-125-008-00		07/11/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	10.00	11.00	\$5,500	\$0.132023-6015		
05-01-125-002-30		09/18/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	10.00	10.00	\$9,500	\$0.222023-7176		
30000 View 05-01-124-008-25		08/05/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$42,000	10.00	10.00	\$4,200	\$0.10		
05-02-023-005-00	DELVIN RD	10/14/22	\$43,900	LC	03-ARM'S LENGTH	\$43,900	\$43,900	10.00	10.00	\$4,390	\$0.10		
30000 View 05-01-112-007-10		07/28/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,000	10.01	10.01	\$5,495	\$0.192023-5879		
05-01-124-003-35		04/19/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	10.56	10.56	\$4,261	\$0.102022-3906		
05-01-113-021-00		03/01/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	11.30	11.30	\$2,212	\$0.052023-1219		
05-02-025-007-00	SOMERVILLE RD	09/20/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$52,000	12.00	12.00	\$4,333	\$0.10	2.022E+11	

Unit: 05-02 - CENTRAL LAKE TOWNSHIP
 Rates/Values for Neighborhood 4000.4000 ACREAGE, Last Edited: 02/05/2025

Values for Acreage Table 1: 'UNDER7 ACRE'

1 Acre: 15,000	3 Acre: 23,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 16,350	4 Acre: 31,600	15 Acre: 0	40 Acre: 0
2 Acre: 18,000	5 Acre: 30,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 19,750	7 Acre: 42,000	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'ACREAGE', (Acres)

ROW	:	0	
7.0-8.5 ACRE	:	6,000	
8.6-29 ACRE	:	4,900	
30-40 ACRE	:	4,000	
VIEW SITE-A	:	10,000	(Not included in total acreage calculation)
VIEW SITE-B	:	20,000	(Not included in total acreage calculation)
VIEW SITE-C	:	30,000	(Not included in total acreage calculation)
VIEW SITE-D	:	40,000	(Not included in total acreage calculation)
VIEW SITE-E	:	50,000	(Not included in total acreage calculation)
OVER 40 ACRE	:	3,800	
<BLANK>	:	0	
<BLANK>	:	0	

Banks Township

Vacant Land Analysis

2024 for 2025

05-02-013-011-30	BUNKER HILL RD	04/18/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	14.00	14.00	\$2,000	\$	0.05
05-01-002-005-10		06/12/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$36,000	14.51	14.51	\$2,481		\$0.062023-4742
05-02-013-013-01	3248 KNIPE RD	08/28/23	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$124,500	15.25	15.25	\$8,164		\$0.19 2.023E+11
05-01-008-004-20		03/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,000	15.70	15.70	\$11,465		\$0.262024-1367
05-01-017-012-00		05/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$120,000	17.00	17.00	\$7,059		\$0.162022-4498
05-01-005-003-20		11/14/23	\$30,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,000	\$30,000	20.11	10.00	\$1,492		\$0.032023-8689 05-01-005-004-00
05-02-009-012-10	N M-88 HWY	11/20/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$170,000	20.65	20.65	\$8,232		\$0.19 2.023E+11
05-01-009-005-20		03/01/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$155,000	33.00	33.00	\$4,697		\$0.112024-1306
05-01-124-008-86		04/22/22	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$130,000	37.08	17.08	\$3,506		\$0.082022-3951 05-01-125-002-51
05-01-136-021-00		03/20/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$260,000	40.00	40.00	\$6,500		\$0.15
05-02-005-006-00	BENNETT HILL RD	06/02/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$185,000	43.50	43.50	\$4,253		\$0.10 2.022E+11
05-01-008-008-10	10196 CHURCH RD	06/22/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$235,000	49.76	49.76	\$4,723		\$0.112023-4695
05-01-029-006-00	10903 ESSEX RD	05/10/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$310,000	80.00	80.00	\$3,875		\$0.092023-4271
05-01-018-016-00		07/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$400,000	80.00	80.00	\$5,000		\$0.112023-5647
05-01-020-008-00		05/20/22	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$263,920	88.50	48.50	\$2,982		\$0.072022-4994 05-01-019-004-00
05-01-126-002-00		04/01/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$289,000	119.80	79.00	\$2,412		\$0.062022-3192 05-01-126-004-00, 05-01-125-009-00

Central Lake Township

Agricultural and Residential Classed Properties

Norwood Township

Calculated Rate

\$3,837,120

851.10

\$

4,508

\$

0.10

County Rate	2024 RATES	Acres	Sales	2025 RATES	% Change	All				
\$ 6,000	\$ 5,800	5.00	\$ 12,014	\$ 12,000	207%	\$ 60,000	351,900	29.29	\$ 12,014	\$ 0.28
	\$ 5,000	7.00	\$ 8,814	\$ 8,800	176%	\$ 61,600	55,000	6.24	\$ 8,814	\$ 0.20
\$ 4,000	\$ 4,200	10.00	\$ 9,324	\$ 9,300	221%	\$ 93,000	1,228,038	131.71	\$ 9,324	\$ 0.21
	\$ 4,100	15.00	\$ 6,389	\$ 6,300	154%	\$ 94,500	\$488,500	76.46	\$ 6,389	\$ 0.15
\$ 2,800	\$ 4,000	20.00	\$ 4,907	\$ 4,900	123%	\$ 98,000	\$200,000	40.76	\$ 4,907	\$ 0.11
	\$ 3,800	25.00		\$ 4,500	118%	\$ 112,500				
	\$ 3,600	30.00	\$ 4,067	\$ 4,000	111%	\$ 120,000				
	\$ 3,500	40.00	\$ 5,329	\$ 4,000	114%	\$ 160,000				
	\$ 3,300	50.00		\$ 4,000	121%	\$ 200,000				
	\$ 2,600	80.00	\$ 3,429	\$ 3,400	131%	\$ 272,000	\$285,000	70.08	\$ 4,067	\$ 0.09
							\$445,000	83.50	\$ 5,329	\$ 0.12
							\$235,000	49.76	\$ 4,723	\$ 0.11
							\$1,262,920	368.30	\$ 3,429	\$ 0.08

Banks Township

2022	2023 RATES	Acres	2024 RATES	Acres	2025 Rate		All
		1.00	\$ 11,000	1.00	\$15,000	36%	\$15,000
		1.50	\$ 8,000	1.50	\$10,900	36%	\$16,350
		2.00	\$ 6,600	2.00	\$9,000	36%	\$18,000
		2.50	\$ 5,800	2.50	\$7,900	36%	\$19,750
		3.00	\$ 5,800	3.00	\$7,900	36%	\$23,700
		4.00	\$ 5,800	4.00	\$7,900	36%	\$31,600
	\$ 4,200	5.00	\$ 5,800	5.00	\$7,900	36%	\$39,500
	\$ 4,000	7.00	\$ 5,000	7.00	\$7,900	58%	\$55,300
	\$ 3,300	10.00	\$ 4,200	10.00	\$6,000	43%	\$60,000
	\$ 3,200	15.00	\$ 4,100	15.00	\$5,800	41%	\$87,000
	\$ 3,100	20.00	\$ 4,000	20.00	\$5,700	43%	\$114,000
	\$ 3,000	25.00	\$ 3,800	25.00	\$4,500	18%	\$112,500
	\$ 2,800	30.00	\$ 3,600	30.00	\$4,000	11%	\$120,000
	\$ 2,600	40.00	\$ 3,500	40.00	\$4,000	14%	\$160,000
	\$ 2,500	50.00	\$ 3,300	50.00	\$4,000	21%	\$200,000

	\$ 2,100	100.00	\$ 2,600	100.00	\$3,400	31%	\$340,000
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Central Lake Twp

Acres	2024 RATES	Acres	2025 Rate		All
1.00	\$11,200	1.00	\$15,000	34%	\$15,000
1.50	\$7,833	1.50	\$10,900	39%	\$16,350
2.00	\$6,662	2.00	\$9,000	35%	\$18,000
2.50	\$5,160	2.50	\$7,900	53%	\$19,750
3.00	\$4,833	3.00	\$7,900	63%	\$23,700
4.00	\$4,475	4.00	\$7,900	77%	\$31,600
5.00	\$4,240	5.00	\$6,000	42%	\$30,000
7.00	\$4,142	7.00	\$6,000	45%	\$42,000
7-8.5	\$5,000	7-8.5	\$6,000	20%	
8.6-29	\$3,800	8.6-29	\$4,900	29%	
30.00	\$3,800	30.00	\$4,000	5%	
40.00	\$3,800	40.00	\$4,000	5%	
50 and up	\$3,800	50 and up	\$3,800	0%	

Banks Township
 Norwood Twp
 Central Lake Township Agricultural
 Norwood Township

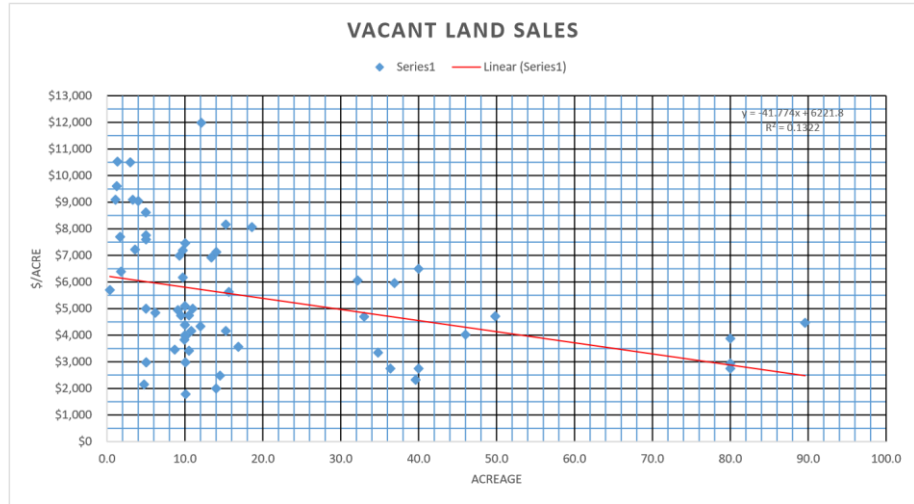
Vacant Land Analysis

2024 for 2025

	Acres	2024 RATES	Acres	2025 Rate	
County Rate	1.00	\$32,000	1.00	\$32,000	0%
	1.50	\$32,000	1.50	\$32,000	0%
	2.00	\$32,000	2.00	\$32,000	0%
	2.50	\$30,000	2.50	\$30,000	0%
	3.00	\$30,000	3.00	\$30,000	0%
	4.00	\$20,000	4.00	\$20,000	0%
\$9,000	5.00	\$10,000	5.00	\$10,000	0%
	7.00	\$10,000	7.00	\$10,000	0%
\$6,750	10-15 acre	\$4,200	10-15 acre	\$6,750	61%
\$5,000	20-35 acre	\$4,000	20-35 acre	\$6,000	50%
	36 -39 acre	\$3,500	36 -39 acre	\$4,250	21%
	40-60 acre	\$3,500	40-60 acre	\$4,250	21%
\$4,000	70 to 80 acre	\$3,200	70 to 80 acre	\$4,000	25%
	100 plus	\$ 3,200	100 plus	\$3,800	19%

and Residential Classed Properties

Land Analysis All





Central Lake Township

Land Value Analysis
Hanley/Benway Lake

2024 for 2025

05-02-002-006-25	IRON HORSE TRL	05/25/22	\$139,800	PTA	03-ARM'S LENGTH	\$139,800	\$75,100	53.72	\$198,848	\$139,800	\$198,848	294.6	2.0	2.16	1.20	\$475	\$64,632	\$1.48
05-02-002-006-31	IRON HORSE TRL	10/19/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$0	0.00	\$129,050	\$57,000	\$129,050	89.0	1.0	1.64	1.64	\$640	\$34,756	\$0.80
05-02-014-004-55	RUSHTON RD	10/31/22	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$37,700	69.81	\$198,650	\$54,000	\$198,650	137.0	410.0	1.29	1.29	\$394	\$41,893	\$0.96
05-02-150-005-00	STILLWATER RETREAT	02/24/23	\$109,000	PTA	03-ARM'S LENGTH	\$109,000	\$31,000	28.44	\$163,227	\$109,000	\$163,227	112.6	211.6	0.55	0.55	\$968	\$199,269	\$4.57
Totals:			\$359,800			\$359,800	\$143,800		\$689,775	\$359,800	\$689,775	633.2		5.64	4.68			

Sale. Ratio => 39.97 Average Average Average

Std. Dev. => 30.52 per FF=> \$568 per Net Acre=> 63,805.64 per SqFt=> \$1.46

Building Residual Method

Used \$550

05-02-002-015-00	5275 RUSHTON RD	11/10/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$27,900	28.18	\$73,912	\$99,000	\$67,500	100.0	200.0	0.46	0.46	\$990	\$215,686	\$4.95
05-02-011-004-00	4839 RUSHTON RD	01/03/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$100,600	25.15	\$289,812	\$158,113	\$47,925	71.0	275.0	0.45	0.45	\$2,227	\$352,931	\$8.10
05-02-011-011-10	7515 PIKE LN	12/27/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$67,900	26.12	\$182,196	\$160,829	\$83,025	123.0	149.0	0.42	0.42	\$1,308	\$382,017	\$8.77
Totals:			\$3,574,500			\$3,574,500	\$1,187,400		\$2,860,480	\$1,315,276	\$594,844	881.3		6.57	6.57			

Sale. Ratio => 33.22 Average Average Average

Std. Dev. => 6.25 per FF=> \$1,493 per Net Acre=> 200,255.18 per SqFt=> \$4.60

05-02-011-048-00	4464 CHESSIE LN	07/24/23	\$517,500	PTA	03-ARM'S LENGTH	\$77,100			\$82,492	\$44,550	\$69,525				\$1,250	\$120,956	\$2.78
									\$65,735	\$69,525					\$25,508	\$25,508	
										\$68,175	\$73,305				\$2,347	\$524,438	\$12.04
										\$73,305					\$1,491		
										\$68,614	\$72,225				\$2,302	\$651,944	\$14.97
										\$72,225					\$1,085		

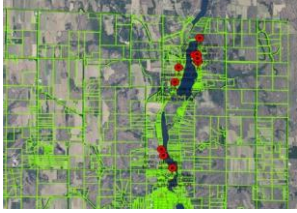
05-02-011-015-00 4907 RUSHTON RD 05/26/22 \$290,000
WD \$290,000 26.59
\$252,058 66.0 450.0
0.68 0.68

05-	02-011-037-20	4676 CEDAR TRL 04/07/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$201,000	43.23	\$468,790	103.0	523.0	2.58	2.58	\$638	\$0.59	03/13/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$189,200	32.90	\$406,129	\$237,046	101.0	195.0	0.45	0.45		
05-02-150-004-00	3080 STILLWATER RETREAT	08/08/23	\$518,000	PTA	03-ARM'S LENGTH	\$518,000			\$185,900			35.89		\$429,381			\$161,924					108.6	272.4		0.68	0.68			\$238,474	\$5.47
05-02-150-009-00	3248 STILLWATER RETREAT				03-ARM'S LENGTH	\$517,500						38.59		\$352,066			\$234,048					101.7	153.7		0.36	0.36				
05-42-023-009-40	7840 DARMON PL	08/17/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000			\$138,100			30.69		\$406,136			\$116,089					107.0	200.0		0.49	0.49			\$236,434	\$5.43

Used \$1,450.0

Sales Not Used																														
05-02-011-011-20	7514 PIKE LN	10/03/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000			\$56,300			28.15		\$157,117			\$47,728				\$4,845		0.0	0.0		0.32	0.32	#DIV/0!	\$147,765	\$3.39
05-02-011-011-10	7515 PIKE LN	05/23/23	\$229,700	PTA	03-ARM'S LENGTH	\$229,700			\$67,900			29.56		\$182,196			\$130,529				\$83,025		123.0	149.0		0.42	0.42	\$1,061	\$310,045	\$7.12

Building Residual Method

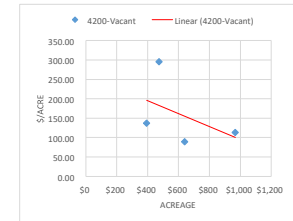
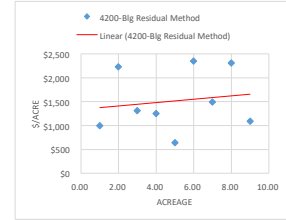


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Unit: 05-02 - CENTRAL LAKE TOWNSHIP
Rates/Values for Neighborhood 4200.4200 HANLEY/BENWAY, Last Edited: 01/26/2026

Frontage:
Frontage 'A': Description: '1450 FRONT'             '          '      FP Rate: 1450
                Standard Frontage: 0                '          '      Standard Depth: 0
Frontage 'E': Description: '550 FRONT'             '          '      FP Rate: 550
                Standard Frontage: 0                '          '      Standard Depth: 0

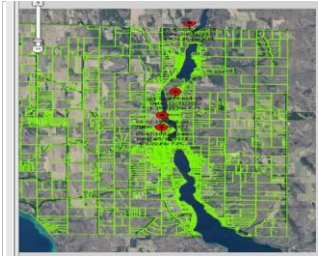
Slices:
Site 'B': Description: 'CONDO SITE B'             '          '      Value: 16,000
Site 'C': Description: 'CONDO SITE C'             '          '      Value: 62,000
Site 'D': Description: 'FRONT SLIP'                '          '      Value: 6,500

Values for Acreage Table 1: 'UNDER 10 ACRE'
1 Acre: 15,000   3 Acre: 23,700   10 Acre: 60,000   30 Acre: 0
1.5 Acre: 16,350  4 Acre: 21,600   15 Acre: 0       40 Acre: 0
2 Acre: 18,000   5 Acre: 30,000   20 Acre: 0       50 Acre: 0
2.5 Acre: 19,750  7 Acre: 42,000   25 Acre: 0       100 Acre: 0
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*Note Condo Values are found in the Hanly Lake Cove valuation analysis

Central Lake Twp					
Acres	2024 RATES	Acres	2025 Rate		All
1.00	\$11,200	1.00	\$15,000	34%	\$15,000
1.50	\$7,833	1.50	\$10,900	39%	\$16,350
2.00	\$6,662	2.00	\$9,000	35%	\$18,000
2.50	\$5,160	2.50	\$7,900	53%	\$19,750
3.00	\$4,833	3.00	\$7,900	63%	\$23,700
4.00	\$4,475	4.00	\$7,900	77%	\$31,600
5.00	\$4,240	5.00	\$6,000	42%	\$30,000
7.00	\$4,142	7.00	\$6,000	45%	\$42,000
7.8-5	\$5,000	7.8-5	\$6,000	20%	
8.6-29	\$3,800	8.6-29	\$4,900	29%	
30.00	\$3,800	30.00	\$4,000	5%	
40.00	\$3,800	40.00	\$4,000	5%	
50 and up	\$3,800	50 and up	\$3,800	0%	



\$1,450 per front foot will be used for improved and \$550 per front foot for vacant parcels along with the base acreage rate found in the residential vacant sales analysis indicated below:

Central Lake Township

Land Value Analysis
Wilson Lake

2024 for 2025

05-01-026-033-00	7199 RUSHTON RD	10/07/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$183,507	\$92,493	\$40,000	100.0	505.0	1.16	1.16	\$925	\$79,804	4000 2022-8300	4203 WILSON
05-01-026-034-00	7247 RUSHTON RD	06/15/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$163,808	\$116,092	\$30,000	75.0	250.0	0.43	0.43	\$1,548	\$269,981	4000 2022-5523	4203 WILSON
05-01-035-007-00	6814 RUSHTON RD	05/03/22	\$300,000	WD	15-MULTI PARCEL ARM'S LENGTH	\$300,000	\$361,253	\$138,368	\$199,621	100.0	250.0	43.96	3.96	\$1,384	\$3,148	4005 2022-4202	05-01-036-006-00 4203 WILSON
05-01-035-035-00	6397 RUSHTON RD	08/31/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$198,579	\$51,981	\$30,560	82.0	350.0	0.66	0.66	\$634	\$78,879	4005	4203 WILSON
Totals:			\$1,005,900			\$1,005,900	\$907,147	\$398,934	\$300,181	357.0		46.21	6.21				
						Average		Average		Average							
						per FF=>		\$1,117		per Net Acre=>		8,634.00		per SqFt=>			
05-02-002-006-25	IRON HORSE TRL	05/25/22	\$139,800	PTA	03-ARM'S LENGTH	\$139,800	\$198,848	\$139,800	\$198,848	294.6	2.0	2.16	1.20	\$475	\$64,632	2.022E+11	05-02-002-006-20 4200 HANLEY/BENWAY
05-02-002-006-31	IRON HORSE TRL	10/19/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$129,050	\$57,000	\$129,050	89.0	1.0	1.64	1.64	\$640	\$34,756	2.023E+11	4200 HANLEY/BENWAY
05-01-035-026-15		05/25/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$60,000	\$52,500	\$60,000	150.0	358.0	1.23	1.23	\$350	\$42,579	4005 2023-4406	4203 WILSON
						Average		Average		Average		Average					
						per FF=>		\$202		per Net Acre=>		69,503.57		per SqFt=>			

Analyzing the sales in Banks and Central Lake, there is not enough evidence to indicate the values are that different than the project analysis found in Land Table 4200

```

Unit: 05-02 - CENTRAL LAKE TOWNSHIP
Rates/Values for Neighborhood 4201.4201 INTERMEDIATE LAKE, Last Edited: 01/28/2025

Frontage:
Frontage 'A': Description: 'FTG 4000' FF Rate: 4000
Standard Frontage: 0 Standard Depth: 0
Frontage 'B': Description: 'FTG 300' FF Rate: 300
Standard Frontage: 0 Standard Depth: 160
Frontage 'C': Description: 'VILLAGE FTG' FF Rate: 2800
Standard Frontage: 0 Standard Depth: 0
Frontage 'D': Description: 'OVER 200' FF Rate: 1200
Standard Frontage: 0 Standard Depth: 0

Sites:
Site 'A': Description: 'SHARED LOOK' Value: 100,000

Values for Acreage Table 1: 'UNDER 10 ACRE'
1 1/4 Acre: 15,000 3 Acre: 23,700 10 Acre: 60,000 30 Acre: 0
1 1/2 Acre: 16,850 4 Acre: 31,600 15 Acre: 0 40 Acre: 0
2 Acre: 18,000 5 Acre: 30,000 20 Acre: 0 50 Acre: 0
2 1/2 Acre: 19,750 7 Acre: 40,000 25 Acre: 0 100 Acre: 0

Rates for Rate Table 'ACREAGE', (Acres)
ROW :
1/4-3/4 ACRE : 0
3/4-1 ACRE : 4,000
1-1 1/4 ACRE : 4,500
1 1/4-2 ACRE : 4,500
VIEW SITE-A : 10,000 (Not included in total acreage calculation)
VIEW SITE-B : 20,000 (Not included in total acreage calculation)
VIEW SITE-C : 30,000 (Not included in total acreage calculation)
VIEW SITE-D : 40,000 (Not included in total acreage calculation)
VIEW SITE-E : 50,000 (Not included in total acreage calculation)
OVER 40 ACRE : 5,000
<BLANK> : 0
<BLANK> : 0
ASSESSED W/ REF: 2,000 (Not included in total acreage calculation)
BUILDABLE SITE : 30,000 (Not included in total acreage calculation)
    
```

Median \$2,787
Average \$3,149
Used \$2,500

No vacant property sales were recorded during this period. The land value was determined using the Building Residual Method. Properties within the village will be assessed at \$2,500 per front foot, while those on Mile Point Road will be valued at \$350 per front foot. Larger parcels will be assessed based on the General Land Value outlined in the 4000 Land Table.



05-02-475-002-00	7690 MILE POINT DR	07/21/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$70,800	36.31	\$182,828	\$48,255	\$36,083	92.5	214.0	0.39	0.39	\$522	\$122,786	\$2.82	80.00	4002	2023/5658	4201 INTERMEDIATE LAKE	11/3/2023	401	FRTG 390	
05-02-475-006-00	7772 MILE POINT DR	06/06/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$60,700	35.92	\$197,232	\$13,498	\$41,730	107.0	160.0	0.39	0.39	\$126	\$34,346	\$0.79	107.00	4002	2.022E+11	4201 INTERMEDIATE LAKE	4/24/2024	401	FRTG 390	
05-02-475-008-00	7741 MILE POINT DR	11/17/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$51,000	27.57	\$172,374	\$55,526	\$42,900	110.0	160.0	0.40	0.40	\$505	\$137,441	\$3.16	110.00	4002	2.022E+11	4201 INTERMEDIATE LAKE	4/24/2024	401	FRTG 390	
05-02-475-010-00	7701 MILE POINT DR	05/27/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$81,200	30.64	\$259,054	\$91,746	\$85,800	220.0	160.0	0.81	0.81	\$417	\$113,547	\$2.61	220.00	4002	2.022E+11	4201 INTERMEDIATE LAKE	4/24/2024	401	FRTG 390	
																			Median	\$392						
																			Average	\$461						
																			Used	\$350						
05-02-026-059-10	1241 N INTERMEDIATE LK RD	10/11/22	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$331,500	33.83	\$808,683	\$375,317	\$204,000	85.0	1.0	0.00	0.00	\$4,415	\$187,658,500	\$4,308.05	85.00	4005	2.022E+11	4201 INTERMEDIATE LAKE	5/30/2024	401	FTG 2400	
05-02-035-026-00	447 N INTERMEDIATE LK RD	09/29/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$162,800	40.20	\$443,793	\$201,207	\$240,000	100.0	1.0	0.00	0.00	\$2,012	\$100,603,500	\$2,309.54	100.00	4005	2.022E+11	4201 INTERMEDIATE LAKE	5/15/2024	401	FTG 2400	
05-02-035-063-10	706 W INTERMEDIATE LK DR	06/17/22	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$224,100	28.19	\$609,291	\$459,309	\$273,600	114.0	1.0	0.00	0.00	\$4,029	\$153,103,000	\$3,514.76	114.00	4005	2.022E+11	4201 INTERMEDIATE LAKE	4/25/2024	401	FRTG 2400	
05-02-035-081-00	312 ZIETER LN	06/01/22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$211,000	28.90	\$480,066	\$369,934	\$120,000	50.0	1.0	0.00	0.00	\$7,399	\$369,934,000	\$8,492.52	50.00	4005	2.022E+11	4201 INTERMEDIATE LAKE	7/30/2024	401	FTG 2400	
05-02-275-007-00	1097 N INTERMEDIATE LK RD	05/25/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$195,200	25.19	\$526,254	\$392,746	\$144,000	60.0	1.0	0.00	0.00	\$6,546	\$392,746,000	\$9,016.21	60.00	4005	2.022E+11	4201 INTERMEDIATE LAKE	7/11/2024	401	FTG 2400	
05-02-275-007-00	1097 N INTERMEDIATE LK RD	11/21/23	\$910,000	PTA	03-ARM'S LENGTH	\$910,000	\$227,900	25.04	\$526,254	\$527,746	\$144,000	60.0	1.0	0.00	0.00	\$8,796	\$527,746,000	\$12,115.38	60.00	4005	2.023E+11	4201 INTERMEDIATE LAKE	7/11/2024	401	FTG 2400	

05-02-475-014-00	7677 MILE POINT DR	08/18/23	\$559,000	PTA	03-ARM'S LENGTH	\$559,000	\$197,500	35.33	\$463,852	\$335,148	\$240,000	100.0	1.0	0.00	0.00	\$3,351	\$167,574,000	\$3,846.97	100.00	4005	2.023E+11	4201 INTERMEDIATE LAKE	4/24/2024	401	FTG 2400
05-02-555-002-00	762 W INTERMEDIATE LK DR	12/08/23	\$284,000	PTA	03-ARM'S LENGTH	\$269,000	\$107,100	39.81	\$207,522	\$154,934	\$93,456	38.9	1.0	0.00	0.00	\$3,979	\$154,934,000	\$3,556.80	38.94	4005	2.023E+11	4201 INTERMEDIATE LAKE	4/25/2024	401	FTG 2400

Median \$5,066

Average \$4,222

Used \$4,000

05-42-023-040-00	2160 HERRICK ST	10/02/23	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$265,600	28.87	\$808,026	\$371,574	\$259,600	118.0	1.0	0.00	0.00	\$3,149	\$123,858,000	\$2,843.39	118.00	4005 20230007791	4201 INTERMEDIATE LAKE	2/5/2024	401	VILLAGE FR TG	
05-42-023-049-00	1963 BELL ST	09/12/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$214,300	31.06	\$576,953	\$333,047	\$220,000	100.0	1.0	0.00	0.00	\$3,330	\$166,523,500	\$3,822.85	100.00	4005 2022/7489	4201 INTERMEDIATE LAKE	4/30/2024	401	VILLAGE FR TG	
05-42-023-051-00	2147 BELL ST	06/23/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,100	60.73	\$172,295	\$131,705	\$154,000	70.0	1.0	0.68	0.67	\$1,882	\$195,119	\$4.48	70.00	4005	2.023E+11	4201 INTERMEDIATE LAKE	5/30/2024	401	VILLAGE FR TG

Big Residual Method

Parcel ID	Address	Date	Price	Type	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	
05-02-007-014-20	4324 N EAST TORCH LAKE DR	08/15/23	\$989,500	WD	\$989,500	\$251,000	25.37	\$504,724	\$754,776	\$270,000	60.0	375.0	0.52	0.52	\$12,580	\$1,459,915	\$33.52		2.023E+11		4203 TORCH AREA	7/29/2024	401	LAKE FRTG		
05-02-007-023-00	4375 N EAST TORCH LAKE DR	08/05/22	\$1,100,000	PTA	\$1,100,000	\$415,400	37.76	\$1,660,145	\$645,855	\$1,206,000	134.0	58.0	0.18	0.18	\$4,820	\$3,628,399	\$83.30		2.022E+11		4203 TORCH AREA	7/29/2024	404	LAKE FRTG		
		Average													\$6,394											
		Median													\$5,607											
		Used													\$8,000											
05-02-350-007-20	10927 LAKE ST	08/25/23	\$550,000	WD	\$550,000	\$217,400	39.53	\$480,509	\$164,024	\$94,533	114.6	154.0	0.57	0.57	\$1,431	\$290,308	\$6.66		2.023E+11		4203 TORCH AREA	8/12/2024	401	Interior frtg		
05-02-400-049-00	10773 MEGGISON RD	12/05/22	\$590,000	PTA	\$590,000	\$190,300	32.25	\$415,851	\$244,249	\$70,100	127.5	350.0	0.95	0.95	\$1,916	\$257,647	\$5.91		2.022E+11		4203 TORCH AREA	4/22/2024	401	Interior frtg		
05-02-500-025-10	3317 N EAST TORCH LAKE DR	07/14/22	\$289,000	WD	\$289,000	\$97,500	33.74	\$268,073	\$75,003	\$54,076	98.3	290.0	0.67	0.67	\$763	\$112,617	\$2.59	20220006003/ 6013			4203 TORCH AREA	8/13/2024	401	Interior frtg		
05-02-575-022-00	3673 N EAST TORCH LAKE DR	07/06/22	\$345,000	WD	\$345,000	\$115,800	33.57	\$337,437	\$29,307	\$21,744	39.5	155.0	0.20	0.20	\$741	\$149,526	\$3.43		2.022E+11		4203 TORCH AREA	8/21/2024	401	Interior frtg		
		Average													\$1,213											
		Median													\$1,057											
		Used													\$1,000											
05-02-560-004-00	10844TORCHLIGHT LN	01/25/24	\$425,000	WD	\$425,000	\$141,500	33.29	\$384,158	\$287,925	\$247,083	161.6	306.4	4.21	4.21		\$68,456	\$1.57		2.024E+11		4203 TORCH AREA	4/18/2024	401	Lk Frtg Condos		

Demolition properties

Parcel ID	Address	Date	Price	Type	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	
050250002510	3317 N EAST TORCH LAKE DR	07/14/22	\$289,000	WD	\$289,000	\$97,500	33.74	\$268,073	\$75,003	\$54,076	98.3	290.0	0.67	0.67	\$763	\$112,617	\$2.59	20220006003/ 6013			4203 TORCH AREA	8/13/2024	401	Interior frtg		
050257502200	3673 N EAST TORCH LAKE DR	07/06/22	\$345,000	WD	\$345,000	\$115,800	33.57	\$337,437	\$29,307	\$21,744	39.5	155.0	0.20	0.20	\$741	\$149,526	\$3.43		2.022E+11		4203 TORCH AREA	8/21/2024	401	Interior frtg		
		Average													\$1,213											
		Median													\$1,057											
		Used													\$1,000											

Although the average price per front foot is lower than the projected amount, some consideration was given to the three sales where the dwellings are being removed. In these cases, the price per front foot exceeds \$10,200. Consequently, a price of \$8,000 per front foot appears reasonable based on discussions with other valuation professionals familiar with Torch Lake.

Interior parcels close to Torch Lake were analyzed as present in the spread sheet. All other land values in this area are based on an acreage amount found in the 4000 Land Table analysis

```

Date: 08-02 - CENTRAL LAKE TOWNSHIP
Date/Value for Neighborhood 4203-4203 TORCH AREA, Last Edited: 01/30/2025
Footage:
Footage "A": Description: "LAKE FRGT BK "      FT Rate: 0.00
Standard Frontage: 0      Standard Depth: 0
Footage "B": Description: "L S FOOTAGE "      FT Rate: 100
Standard Frontage: 0      Standard Depth: 100
Footage "C": Description: "S S FOOTAGE "      FT Rate: 100
Standard Frontage: 0      Standard Depth: 100
Footage "E": Description: "L S FT CONDS "      FT Rate: 0.00
Standard Frontage: 0      Standard Depth: 0
Values for Acreage Table: "CONDS 15 ACRES"
1  Area: 15,000   2  Area: 23,700  10 Area: 40,000  30 Area: 0
1.5 Area: 16,500   4  Area: 31,050  15 Area: 0    40 Area: 0
2  Area: 18,000   5  Area: 33,000  20 Area: 0    50 Area: 0
2.5 Area: 19,500   7  Area: 41,000  25 Area: 0    100 Area: 0
Rates for Rate Table "ACREAGE": (Acres)
R00      0
T-0-1 6 ACRES      0
R-1-0 6 ACRES      4,800
R-1-0 8 ACRES      6,400
VIEW SITE-A      10,000 (Not included in total acreage calculation)
VIEW SITE-B      20,000 (Not included in total acreage calculation)
VIEW SITE-C      30,000 (Not included in total acreage calculation)
VIEW SITE-D      40,000 (Not included in total acreage calculation)
TOTAL SITE-E      80,000 (Not included in total acreage calculation)
USERS 40 ACRES    3,800
<BLANK>           0
<BLANK> BY DEF: 2,000 (Not included in total acreage calculation)
BILLABLE SITE: 30,000 (Not included in total acreage calculation)
    
```

Sales Not Used

05-02-017-028-00	N EAST TORCH LAKE DR	06/20/23	\$3,995,000	PTA	\$3,995,000	\$62,000	1.55	\$781,108	\$3,739,656	\$525,764	45.0	140.0	2.17	1.52	\$83,103	\$1,727,324	\$39.65	2023/5006		05-02-500-020-00, 05-02-500-021-00	4203 TORCH AREA	8/21/2024	401	LAKE FRTG 9K		
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\$1,782

05-42-010-038-01	03/10/23	\$24,000	PTA	03-ARM'S LENGTH	\$24,000	\$30,743	\$13,257	\$20,000	100.0	100.0	0.23	0.23	\$88	\$57,639	\$1.32	100.00	4007	2023/2429	
05-42-010-045-00	7958 GROVE	12/28/22	\$66,000	PTA	03-ARM'S LENGTH	\$66,000	\$65,797	\$14,345	\$14,142	70.7	50.0	0.12	0.12	\$203	\$124,739	\$2.86	100.00	4007	2.022E+11
05-42-022-001-30	2935 N MAIN ST	01/12/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$207,250	\$26,639	\$58,889	294.4	345.9	0.93	0.70	\$90	\$28,644	\$0.66	224.00	4007	2.024E+11 05-42-022-001-00
05-42-010-038-01		07/19/23	\$37,500	PTA	03-ARM'S LENGTH	\$37,500	\$30,743	\$26,757	\$20,000	100.0	100.0	0.23	0.23	\$268	\$116,335	\$2.67	100.00	4007	2023/5519
05-42-090-014-00	8119 MAPLE ST	10/13/23	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$144,279	\$31,721	\$30,000	50.0	100.0	0.11	0.11	\$159	\$278,254	\$6.39	50.00	4007	2.023E+11
05-42-050-008-00	2006 WEST ST	02/16/23	\$92,000	PTA	03-ARM'S LENGTH	\$92,000	\$76,773	\$34,106	\$18,879	94.4	110.0	0.23	0.23	\$361	\$150,247	\$3.45	90.00	4007	2023/962
05-42-080-008-00	2173 WEST ST	06/22/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$165,161	\$36,839	\$30,000	65.7	120.0	0.17	0.17	\$325	\$223,267	\$5.13	60.00	4007	2.022E+11
05-42-150-019-00	2589 ELM	06/15/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$153,640	\$40,360	\$30,000	100.0	100.0	0.23	0.23	\$404	\$175,478	\$4.03	100.00	4007	2.022E+11
05-42-080-012-00	8116 BALLARD ST	07/07/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$138,174	\$46,826	\$30,000	98.6	120.0	0.25	0.25	\$125	\$188,815	\$4.33	90.00	4007	2.022E+11
05-42-010-015-01	7647 THOMAS	06/01/22	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$128,451	\$51,549	\$30,000	150.0	100.0	0.34	0.34	\$344	\$149,852	\$3.44	150.00	4007	2.022E+11
05-42-010-060-10	2300 HERRICK ST	09/12/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$216,967	\$68,033	\$30,000	125.0	100.0	0.29	0.29	\$230	\$237,049	\$5.44	125.00	4007	2.022E+11
05-42-060-002-00	2161 S MAIN ST	12/21/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$138,423	\$79,577	\$30,000	131.5	120.0	0.33	0.33	\$235	\$240,414	\$5.52	120.00	4007	2.022E+11
05-42-026-002-20	1946 BELL ST	08/02/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$173,927	\$80,023	\$13,950	100.0	120.0	0.93	0.93	\$231	\$86,046	\$1.98	0.00	4007	2.023E+11
05-42-080-012-00	8116 BALLARD ST	07/07/23	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$138,174	\$83,826	\$30,000	98.6	120.0	0.25	0.25	\$256	\$338,008	\$7.76	90.00	4007	2.023E+11
Totals:		\$2,056,500			\$2,056,500	\$1,808,502	\$633,858	\$385,860	1,578.9			4.63	4.40						

Average

Average

Average

per FF=>

\$210

per Net Acre=>

136,931.95

per SqFt=>

\$3.14

Village Sales Map:

Median

\$199

Used

\$200



Central Lake Township

Unit: 05-02 - CENTRAL LAKE TOWNSHIP
 Rates/Values for Neighborhood 4008.4008 VILLAGE, Last Edited: 02/11/2025

Frontages:
 Frontage 'A': Description: '200 FRONT' FF Rate: 200
 Standard Frontage: 0 Standard Depth : 300

Values for Acreage Table 1: 'UNDER7 ACRE'
 1 Acre: 15,000 3 Acre: 23,700 10 Acre: 0 30 Acre: 0
 1.5 Acre: 16,350 4 Acre: 31,600 15 Acre: 0 40 Acre: 0
 2 Acre: 18,000 5 Acre: 30,000 20 Acre: 0 50 Acre: 0
 2.5 Acre: 19,750 7 Acre: 42,000 25 Acre: 0 100 Acre: 0

Rates for Rate Table 'ACREAGE'. (Acres)
 ROW : 0
 7.0-8.5 ACRE : 6,000
 8.6-29 ACRE : 4,900
 30-40 ACRE : 4,000
 <BLANK> : 0
 <BLANK> : 0
 <BLANK> : 0
 <BLANK> : 0
 <BLANK> : 0
 <BLANK> : 0
 <BLANK> : 0
 <BLANK> : 0
 ASSESSED W/ REF: 2,000 (Not included in total acreage calculation)
 BUILDABLE SITE : 30,000 (Not included in total acreage calculation)

No vacant property sales were recorded during this period. The Building Residual Method was applied to determine land value. Inner lots within the village will be assessed using front foot value, while metes and bounds parcels will be valued based on the General Land Value outlined in the 4000 Land Table. Odd-shaped parcels, typically containing accessory buildings, will be assigned a Buildable Site value.

Commercial Classed Properties
 Land Value

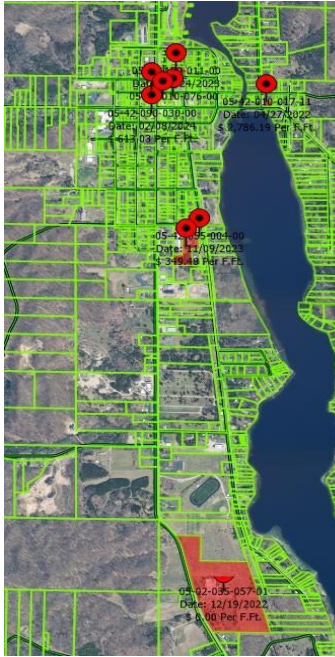
2024 for 2025

05-42-010-017-11	2410 RUSHTON RD	04/27/22	\$900,000	PTA	\$900,000	\$591,395	\$509,925	\$201,320	183.0	110.9	0.44	0.44	\$2,786	\$1,151,072	\$26.42	174.00	2001 2022/3997	201
05-42-010-076-00	7951 MAPLE ST	05/06/22	\$140,000	WD	\$140,000	\$164,020	\$40,915	\$64,935	59.0	80.0	0.12	0.12	\$693	\$338,140	\$7.76	66.00	2001 2.022E+11	201
05-42-026-023-32	7915 CAMERON	07/06/22	\$300,000	PTA	\$300,000	\$280,731	\$49,269	\$30,000	100.0	0.0	2.86	2.86	\$356	\$17,203	\$0.39	0.00	2001 2023/749	201
05-42-055-004-00	1981 MOYER RD	11/09/23	\$45,000	PTA	\$45,000	\$78,023	\$15,377	\$48,400	44.0	100.0	0.10	0.10	\$349	\$152,248	\$3.50	44.00	2001 2.023E+11	201
05-42-090-002-00	2461 N MAIN ST	03/08/24	\$150,000	WD	\$150,000	\$192,209	\$41,391	\$83,600	76.0	100.0	0.17	0.17	\$545	\$237,879	\$5.46	76.00	2001 2.024E+11	201
05-42-090-030-00	2379 S MAIN ST	02/08/24	\$160,000	PTA	\$160,000	\$194,341	\$43,231	\$77,572	70.5	74.0	0.16	0.16	\$613	\$265,221	\$6.09	46.00	2001 2.024E+11	201
05-42-150-011-00	7984 NORTH ST	04/24/23	\$250,000	PTA	\$250,000	\$252,195	\$123,780	\$125,975	157.6	208.0	0.38	0.28	\$786	\$323,185	\$7.42	152.00	2001 2.023E+11 05-42-150-010-00	201
Totals:			\$1,945,000		\$1,945,000	\$1,752,914	\$823,888	\$631,802	690.1		4.25	4.15						

Average Average Average
 per FF=> \$1,194 per Net Acre=> 193,901.62 per SqFt=> \$4.45

Median \$613
 Used \$1,100

Commercial Sales



No vacant property sales were recorded during this period. The Building Residual Method was applied to determine land value. Commercial property within the village will be assessed using \$1,100 front foot value, while metes and bounds commercial classed parcels will be valued based on the General Land Value outlined in the 4000 Land Table.

01/12/2025

08:20 AM

Neighborhoods Used: 4000.4000 DWMH

1873 MOYER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-026-015-10	08/28/2023 4000	401	169,500	23,199	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	55	146,301	57,922	2.526



8039 CAMERON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-140-008-00	05/30/2023 4000	401	125,000	19,049	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	47	105,951	85,342	1.241



4450 OGLETREE CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-011-043-00	04/27/2023 4000	401	387,000	62,837	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	78	265,853	162,654	1.634
Commercial Buildings:			ResidualValue	CostByManual	E.C.F.
			58310	35675	1.634



2364 HOWARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-090-040-00	10/05/2022 4000	401	200,000	15,855	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	57	184,145	80,942	2.275



01/12/2025

08:20 AM

Neighborhoods Used: 4000.4000 DWMH

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 4, 1, 20.28, 25.66, 1.003. After Application of E.C.F.s: 20.83, 25.73, 1.010.

Economic Condition Factor Estimates (# of data points)

Table listing Economic Condition Factor Estimates for various styles (A FRAME, BI LEVEL, BLOCK, BRICK, CABIN, CONDO, FRAME, GARAGE, LOG, MANUFACTURED, MULTI STORY, RAISED RANCH, STONE, TOWNHOUSE/DUPLX) with values ranging from 0.50 to 91.100.

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.815 (4)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.634 (1)

Settings for this Analysis

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: 5

Analyze by Style:

Analyze by %Good:
Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4000 - 4000 DWMH -----

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

01/24/2025

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Neighborhoods Used: 4001.4001 SWMH

2960 N MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-023-014-00	06/22/2023 4001	401	110,000	31,766	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	70	78,234	112,109	0.698



4760 RUSHTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-011-007-00	05/31/2023 4001	401	99,000	15,543	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	55	83,457	71,218	1.172



2190 CLARK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-023-014-00	05/05/2023 4001	401	156,000	50,366	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	55	105,634	58,664	1.801



Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4002 - 4002 TOWNSHIP, 1001 - 1001 AGRICULTURAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
2662 N EAST TORCH LAKE DR					
05-02-020-003-20	02/27/2024	4002	420,000	63,437	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	72	356,195	304,210	1.171
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	368	315	1.171		



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
2490 RUSHTON RD					
05-42-010-007-00	02/09/2024	4002	285,000	27,515	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	70	257,485	195,862	1.315



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4958 RUSHTON RD					
05-02-011-010-00	01/12/2024	4002	215,000	20,312	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	LOG	81	194,688	126,250	1.542



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
3221 N M-88 HWY					
05-02-022-004-00	12/29/2023	4002	235,000	106,287	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	79	128,713	215,956	0.596



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
9180 SUNSET HILL RD					
05-02-028-016-10	11/20/2023	4002	175,000	43,976	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	71	131,024	124,098	1.056



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
5527 N M-88 HWY					
05-02-007-001-11	10/07/2023	4002	445,000	49,330	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.



Neighborhoods Used: 4002 - 4002 TOWNSHIP, 1001 - 1001 AGRICULTURAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
Single Family FRAME	82	372,340	298,062	1.249
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23330	18676	1.249	

7690 MILE POINT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-475-002-00	07/21/2023 4002	401	195,000	32,382
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family FRAME	70	162,618	124,712	1.304

5658 N M-88 HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-006-015-10	07/06/2023 4002	401	200,000	26,863
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family FRAME	72	173,137	158,072	1.095

9010 W OLD STATE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-021-025-00	06/29/2023 4002	401	250,000	36,379
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family FRAME	78	213,198	171,129	1.246
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	423	340	1.246	

393 N M-88 HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-035-078-00	06/16/2023 4002	401	510,000	196,557
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family FRAME	72	313,443	339,410	0.923

947 N BUHLAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-033-001-01	04/25/2023 4002	401	257,500	34,600
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family FRAME	70	222,900	163,826	1.361

8230 MOHRMANN BRIDGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-010-016-00	02/21/2023 4002	401	170,000	32,784
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.

Neighborhoods Used: 4002 - 4002 TOWNSHIP, 1001 - 1001 AGRICULTURAL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Single Family	FRAME	70		137,216	146,558	0.936

11125 BENNETT HILL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-02-006-002-01		12/29/2022	4002	401	390,000	58,706
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI STORY	72	312,166	276,017	1.131	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		19128	16913	1.131		

10415 MEGGISON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-02-020-002-30		12/28/2022	4002	401	105,559	29,144
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MULTI STORY	78	76,415	161,433	0.473	

261 N M-88 HWY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-02-035-089-00		12/08/2022	4002	401	160,000	19,478
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FRAME	72	140,522	188,320	0.746	

7741 MILE POINT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-02-475-008-00		11/17/2022	4002	401	185,000	42,848
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FRAME	65	142,152	107,867	1.318	

3011 MUCKLE RD

05-02-013-014-10		11/15/2022	4002	401	80,000	50,120
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FRAME	30	22,579	49,705	0.454	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		7301	16072	0.454		

7212 W OLD STATE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-02-023-010-00		09/16/2022	4002	401	250,000	38,771
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	



Neighborhoods Used: 4002 - 4002 TOWNSHIP, 1001 - 1001 AGRICULTURAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
Single Family	MULTI STORY 66	211,229	217,655	0.970

2781 COULTER CREEK TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-021-003-00	08/24/2022 4002	401	110,000	84,528	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	GARAGE	82	25,472	59,214	0.430

!!MULTI-PARCEL SALE!!

2530 N EAST TORCH LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-020-003-00	08/01/2022 4002	401	400,000	63,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	75	337,000	190,268	1.771

1047 N M-88 HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-027-026-00	07/22/2022 4002	401	145,000	15,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	75	130,000	155,288	0.837

8428 ROBERTS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-003-007-00	07/18/2022 4002	401	340,000	94,798	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	LOG	66	245,202	105,211	2.331

10380 MAPLE VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-525-014-00	06/09/2022 4002	401	430,000	34,445	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	78	395,555	227,810	1.736



Neighborhoods Used: 4002 - 4002 TOWNSHIP, 1001 - 1001 AGRICULTURAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
7772 MILE POINT DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-475-006-00	06/06/2022	4002	169,000	38,060	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	70	130,940	133,528	0.981

Neighborhoods Used: 4002 - 4002 TOWNSHIP, 1001 - 1001 AGRICULTURAL

7701 MILE POINT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-475-010-00	05/27/2022	4002 401	265,000	85,993	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	67	179,007	141,604	1.264



9865 PARADISE HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-535-012-00	04/13/2022	4002 401	375,080	84,435	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	81	290,645	270,561	1.074



Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

01/30/2025

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Neighborhoods Used: 4003.4003 TORCH LAKE AREA

Neighborhoods Used: 4002 - 4002 TOWNSHIP, 1001 - 1001 AGRICULTURAL

10844 TORCHLIGHT LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-560-004-00	01/25/2024	4003	401	425,000	272,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	LOG	72	152,400	94,016	1.621



10870 QUIN-SIG-A-MUND LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-029-012-00	10/11/2023	4003	401	1,100,000	631,302
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	73	468,698	183,650	2.552

!!MULTI-PARCEL SALE!!



10927 LAKE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-350-007-20	08/25/2023	4003	401	550,000	180,700
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	79	369,300	258,679	1.428



10773 MEGGISON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-400-049-00	12/05/2022	4003	401	590,000	137,294
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	LOG	81	452,706	230,392	1.965



3317 N EAST TORCH LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-500-025-10	07/14/2022	4003	401	289,000	108,335
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	80	180,665	139,905	1.291



3673 N EAST TORCH LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-02-575-022-00	07/06/2022	4003	401	345,000	43,799
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	68	301,201	213,599	1.410



Neighborhoods Used: 4004.4004 HANLEY/BENWAY

Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4004.4004 HANLEY/BENWAY
4464 CHESSIE LN



Neighborhoods Used: 4004.4004 HANLEY/BENWAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-011-048-00	03/13/2024 4004	401	575,000	150,470	Occupancy	Style
%Good ResidualValue	CostByManual	E.C.F.				
Single Family FRAME	76	424,530	238,524	1.780		

7515 PIKE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-011-011-10	12/27/2023 4004	401	260,000	180,131	Occupancy	Style
%Good ResidualValue	CostByManual	E.C.F.				
Single Family FRAME	71	79,869	69,564	1.148		

3080 STILLWATER RETREAT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-150-004-00	08/08/2023 4004	401	***,***	167,078	Occupancy	Style
%Good ResidualValue	CostByManual	E.C.F.				
Single Family FRAME	81	350,922	247,477	1.418		

3248 STILLWATER RETREAT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-150-009-00	07/24/2023 4004	401	***,***	147,393	Occupancy	Style
%Good ResidualValue	CostByManual	E.C.F.				
Single Family MULTI STORY	82	370,107	202,466	1.828		

7515 PIKE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-011-011-10	05/23/2023 4004	401	229,700	180,131	Occupancy	Style
%Good ResidualValue	CostByManual	E.C.F.				
Single Family FRAME	71	49,569	69,564	0.713		

4676 CEDAR TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-011-037-20	04/07/2023 4004	401	465,000	156,531	Occupancy	Style
%Good ResidualValue	CostByManual	E.C.F.				
Single Family FRAME	79	308,469	280,060	1.101		

Neighborhoods Used: 4004.4004 HANLEY/BENWAY

4839 RUSHTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	Occupancy	Style
05-02-011-004-00	01/03/2023	4004 401	400,000	108,033	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	LOG	71	291,967	169,146	1.726	

7514 PIKE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	Occupancy	Style
05-02-011-011-20	10/03/2022	4004 401	200,000	7,815	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	80	192,185	106,644	1.802 7840	

DARMON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	Occupancy	Style
05-42-023-009-40	08/17/2022	4004 401	450,000	167,537		
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	72	282,463	229,660	1.230	



4907 RUSHTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	Occupancy	Style
05-02-011-015-00	05/26/2022	4004 401	290,000	96,877		
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	70	193,123	147,379	1.310	



Neighborhoods Used: 4004.4004 HANLEY/BENWAY

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-555-002-00	12/08/2023 4005	401	***,***	155,908	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	LOG	75	113,092	75,243	1.503	

1097 N INTERMEDIATE LK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-275-007-00	11/21/2023 4005	401	910,000	257,575	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	71	652,425	240,871	2.709	

2160 HERRICK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-42-023-040-00	10/02/2023 4005	401	***,***	306,031	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	MULTI STORY	71	613,969	354,950	1.730	

7677 MILE POINT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-475-014-00	08/18/2023 4005	401	559,000	405,778	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	71	153,222	144,038	1.064	

1241 N INTERMEDIATE LK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-02-026-059-10	10/11/2022 4005	401	980,000	354,053	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	82	625,947	390,112	1.605	

1963 BELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
05-42-023-049-00	09/12/2022 4005	401	690,000	253,835	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	MULTI STORY	77	436,165	233,235	1.870	

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706 W INTERMEDIATE LK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	Occupancy	Style
05-02-035-063-10	06/17/2022 4005	401	795,000	465,583	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	70	329,417	215,395	1.529	

312 ZIETER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	Occupancy	Style
05-02-035-081-00	06/01/2022 4005	401	730,000	204,095	Occupancy	Style
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	72	350,677	183,610	1.910	Commercial Buildings:
ResidualValue	CostByManual	E.C.F.				
		175228	91747	1.910		

Neighborhoods Used: 4005.4005 INTERMEDIATE LAKE

1097 N INTERMEDIATE LK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	Occupancy	Style
05-02-275-007-00	05/25/2022 4005	401	775,000	257,575		
%Good	ResidualValue	CostByManual	E.C.F.			
Single Family	FRAME	71	517,425	240,871	2.148	



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ECF Analysis for: 05-02 - CENTRAL LAKE TOWNSHIP

Page: 2/3

DB: Central Lake Twp 2025

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4007.4007 VILLAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
8480 W STATE ST					
05-42-022-052-00	03/06/2024 4007	401	57,100	28,888	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	70	28,212	108,627	0.260



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
2935 N MAIN ST					
05-42-022-001-30	01/12/2024 4007	401	175,000	65,154	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	80	109,846	153,784	0.714

!!MULTI-PARCEL SALE!!



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
2231 LINCOLN					
05-42-120-007-00	01/12/2024 4007	401	***,***	15,502	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	51,498	82,145	0.627



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
2040 S MAIN ST					
05-42-130-004-00	11/09/2023 4007	401	69,000	13,364	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	75	55,636	110,727	0.502



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
2497 LAKE ST					
05-42-010-085-00	11/08/2023 4007	401	***,***	30,696	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	65	154,304	74,536	2.070



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
8039 BALLARD ST					
05-42-050-012-00	10/31/2023 4007	401	52,000	17,035	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	70	34,965	86,677	0.403



Neighborhoods Used: 4007.4007 VILLAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8119 MAPLE ST				
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-090-014-00	10/13/2023	4007	146,000	33,872
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI STORY	70	112,128	120,139
				E.C.F.
				0.933



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2564 CHERRY ST				
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-150-013-00	09/18/2023	4007	185,000	36,954
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	STONE	65	148,046	86,492
				E.C.F.
				1.712



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-026-002-20	08/02/2023	4007	240,000	25,650
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED	70	214,350	161,346
				E.C.F.
				1.329



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-010-038-01	07/19/2023	4007	37,500	21,027
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	GARAGE	77	16,473	9,342
				E.C.F.
				1.763



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8116 BALLARD ST				
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-080-012-00	07/07/2023	4007	192,000	35,524
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FRAME	65	156,476	111,698
				E.C.F.
				1.401



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2927 N MAIN ST				
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-022-001-40	06/30/2023	4007	90,000	19,361
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LOG	67	70,639	108,669
				E.C.F.
				0.650



8108 BROOKS



Neighborhoods Used: 4007.4007 VILLAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-090-041-00	05/23/2023 4007	401	149,900	34,323	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	70	115,577	94,093	1.228

7596 E STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-023-035-01	04/25/2023 4007	401	199,000	46,252	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	48	149,374	246,611	0.606
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3374	5570	0.606	!!MULTI-	

PARCEL SALE!!

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-010-038-01	03/10/2023 4007	401	24,000	21,027	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	GARAGE	77	2,973	9,342	0.318

2006 WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-050-008-00	02/16/2023 4007	401	92,000	18,879	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	67	73,121	62,997	1.161

7329 E STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-160-016-00	02/16/2023 4007	401	140,000	12,587	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	63	127,413	116,121	1.097

7958 GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-010-045-00	12/28/2022 4007	401	66,000	15,190	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BLOCK	60	50,810	55,067	0.923

2161 S MAIN ST

Neighborhoods Used: 4007.4007 VILLAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-060-002-00	12/21/2022 4007	401	188,000	31,016
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI STORY	60	156,984	116,874
				E.C.F. 1.343



7848 MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-010-091-01	10/05/2022 4007	401	60,000	20,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FRAME	65	40,000	84,149
				E.C.F. 0.475



2006 WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-050-008-00	09/16/2022 4007	401	42,500	18,879
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FRAME	67	23,621	62,997
				E.C.F. 0.375



2300 HERRICK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-010-060-10	09/12/2022 4007	401	255,000	38,437
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FRAME	82	216,563	194,265
				E.C.F. 1.115



8116 BALLARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-080-012-00	07/07/2022 4007	401	155,000	35,524
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FRAME	65	119,476	111,698
				E.C.F. 1.070



2173 WEST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-080-008-00	06/22/2022 4007	401	172,000	36,288
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FRAME	98	135,712	140,232
				E.C.F. 0.968

2589 ELM



Neighborhoods Used: 4007.4007 VILLAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-150-019-00	06/15/2022 4007	401	164,000	40,738	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	62	123,262	122,853	1.003



7786 E STATE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-110-015-00	06/10/2022 4007	401	118,000	22,699	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	FRAME	70	95,301	134,573	0.708



7647 THOMAS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-010-015-01	06/01/2022 4007	401	150,000	33,068	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	62	116,932	103,790	1.127



7977 BROOKS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-010-046-00	05/27/2022 4007	401	60,000	27,370	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	32,630	159,058	0.205



2483 LAKE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-010-086-00	05/27/2022 4007	401	375,000	43,152	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	70	331,848	169,818	1.954



2161 S MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-060-002-00	05/05/2022 4007	401	50,000	31,016	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	18,984	116,874	0.162



Neighborhoods Used: 4007.4007 VILLAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
7621 THOMAS					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-010-013-00	04/15/2022 4007	401	165,000	14,758	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	86	150,242	204,573	0.734

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4007 - 4007 VILLAGE

08:14 AM

Neighborhoods Used: 4008.4008 HANLEY LAKE COVE CONDO

2836 WEST SHORE DR #B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-105-007-00	12/29/2023 4008	407	375,500	23,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TOWNHOUSE/DUPLX	80	375,500	247,840
!!MULTI-PARCEL SALE!!				



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-105-027-00	12/29/2023 4008	407	375,500	23,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family		80	375,500	247,840
!!MULTI-PARCEL SALE!!				



2832 WEST SHORE DR #C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-105-004-00	06/30/2022 4008	407	345,000	15,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TOWNHOUSE/DUPLX	80	345,000	242,423



2813 WEST SHORE DR #A

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-105-014-00	06/10/2022 4008	407	335,000	15,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TOWNHOUSE/DUPLX	80	335,000	224,724



08:14 AM

Neighborhoods Used: 4008.4008 HANLEY LAKE COVE CONDO

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	3	1.46	2.24	1.001
After Application of E.C.F.s		1.49	2.11	1.001

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
A FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BRICK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
GARAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RAISED RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STONE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TOWNHOUSE/DUPLX	1.470(2)	1.470(2)	1.470(2)	1.470(2)	1.470(2)	1.470(2)
	1.515(1)	1.515(1)	1.515(1)	1.515(1)	1.515(1)	1.515(1)

- Single Family E.C.F. : 1.485 (3)
- Mobile Home E.C.F. : 1.000 (0)
- Town Home E.C.F. : 1.491 (1)
- Agricultural E.C.F. : 1.000 (0)
- Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 5

Analyze by Style:

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4008 - 4008 HANLEY LAKE COVE CONDO

08:16 AM

Neighborhoods Used: 4009.4009 MAPLE STREET CONDOS

7873 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-115-004-00	07/05/2023	4009 401	142,000	22,702	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE/DUPLX	82	119,298	139,981	0.852



7865 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-115-006-00	07/05/2023	4009 401	142,000	22,702	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE/DUPLX	82	119,298	139,981	0.852



7877 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-42-115-003-00	09/12/2022	4009 401	142,000	4,778	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	TOWNHOUSE/DUPLX	82	137,222	139,981	0.980



Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 4009 - 4009 MAPLE STREET CONDOS

01/25/2025

08:19 AM

Neighborhoods Used: 2001.2001 COMMERCIAL

-
Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

2461 N MAIN ST



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-090-002-00	03/08/2024 2001	201	150,000	83,600 Commercial
Buildings:	ResidualValue CostByManual	E.C.F.		
	66400 155155	0.428		

2379 S MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-090-030-00	02/08/2024 2001	201	***,***	77,572 Commercial
Buildings:	ResidualValue CostByManual	E.C.F.		
	82428 166812	0.494		

2424 N MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-010-080-00	07/06/2023 2001	201	65,000	33,904 Commercial
Buildings:	ResidualValue CostByManual	E.C.F.		
	31096 105561	0.295		

7984 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-42-150-011-00	04/24/2023 2001	201	250,000	125,975 Commercial
Buildings:	ResidualValue CostByManual	E.C.F.		
	124025 166079	0.747 !!MULTI-PARCEL SALE!!		

788 N M-88 HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-02-035-057-01	12/19/2022 2001	201	550,000	128,000 Commercial
Buildings:	ResidualValue CostByManual	E.C.F.		
	422000 871816	0.484		

7915 CAMERON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue

-

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 1.000 (0)

Commercial E.C.F. : 0.702 (8)

<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 5

Analyze by Style:

Analyze by %Good:

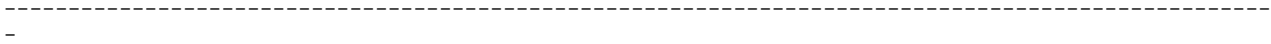
Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 2001 - 2001 COMMERCIAL



-

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Unit: 05-02 - CENTRAL LAKE TOWNSHIP
Rates/Values for Neighborhood 4201-4201 INTERMEDIATE LAKE, Last Edited: 01/28/2025

Frontages:
Frontage 'A': Description: 'FRG 4000' FF Rate: 4000
Standard Frontage: 0 Standard Depth: 0
Frontage 'B': Description: 'FRG 350' FF Rate: 350
Standard Frontage: 0 Standard Depth: 140
Frontage 'C': Description: 'VILLAGE FRG' FF Rate: 2500
Standard Frontage: 0 Standard Depth: 0
Frontage 'D': Description: 'OVER 200' FF Rate: 1200
Standard Frontage: 0 Standard Depth: 0

Sizes:
Site 'A': Description: 'SHARED 100K' Value: 100,000

Values for Acreage Table 1: 'UNDER 10 ACRE'
1 Acre: 15,000 3 Acre: 23,750 10 Acre: 40,000 30 Acre: 0
1.5 Acre: 16,850 4 Acre: 21,600 15 Acre: 0 40 Acre: 0
2 Acre: 18,000 5 Acre: 30,000 20 Acre: 0 50 Acre: 0
2.5 Acre: 19,750 7 Acre: 42,000 25 Acre: 0 100 Acre: 0

Rates for Rate Table 'ACREAGE', (Acres)
R0W : 0
7.0-8.5 ACRE : 6,000
8.5-9.9 ACRE : 4,500
30-40 ACRE : 4,000
VIEW SITE-A : 10,000 (Not included in total acreage calculation)
VIEW SITE-B : 20,000 (Not included in total acreage calculation)
VIEW SITE-C : 30,000 (Not included in total acreage calculation)
VIEW SITE-D : 40,000 (Not included in total acreage calculation)
VIEW SITE-E : 50,000 (Not included in total acreage calculation)
OVER 40 ACRE : 3,500
-BLANK- : 0
-BLANK- : 0
ASSESSED W/ REF: 2,000 (Not included in total acreage calculation)
MUTUALITY SITE : 30,000 (Not included in total acreage calculation)

Median \$2,787
Average \$3,149
Used \$2,500

No vacant property sales were recorded during this period. The land value was determined using the Building Residual Method. Properties within the village will be assessed at \$2,500 per front foot, while those on Mile Point Road will be valued at \$350 per front foot. Larger parcels will be assessed based on the General Land Value outlined in the 4000 Land Table.



05-02-475-002-00	7690 MILE POINT DR	07/21/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$70,800	36.31	\$182,828	\$48,255	\$36,083	92.5	214.0	0.39	0.39	\$522	\$122,786	\$2.82	80.00	4002 2023/5658	4201 INTERMEDIATE LAKE	11/3/2023	401	FRTG 390	
05-02-475-006-00	7772 MILE POINT DR	06/06/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$60,700	35.92	\$197,232	\$13,498	\$41,730	107.0	160.0	0.39	0.39	\$126	\$34,346	\$0.79	107.00	4002 2.022E+11	4201 INTERMEDIATE LAKE	4/24/2024	401	FRTG 390	
05-02-475-008-00	7741 MILE POINT DR	11/17/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$51,000	27.57	\$172,374	\$55,526	\$42,900	110.0	160.0	0.40	0.40	\$505	\$137,441	\$3.16	110.00	4002 2.022E+11	4201 INTERMEDIATE LAKE	4/24/2024	401	FRTG 390	
05-02-475-010-00	7701 MILE POINT DR	05/27/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$81,200	30.64	\$259,054	\$91,746	\$85,800	220.0	160.0	0.81	0.81	\$417	\$113,547	\$2.61	220.00	4002 2.022E+11	4201 INTERMEDIATE LAKE	4/24/2024	401	FRTG 390	
																Median	\$392								
																Average	\$461								

Used \$350

05-02-026-059-10	1241 N INTERMEDIATE LK RD	10/11/22	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$331,500	33.83	\$808,683	\$375,317	\$204,000	85.0	1.0	0.00	0.00	\$4,415	\$187,658,500	\$4,308.05	85.00	4005 2.022E+11	4201 INTERMEDIATE LAKE	5/30/2024	401	FTG 2400
05-02-035-026-00	447 N INTERMEDIATE LK RD	09/29/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$162,800	40.20	\$443,793	\$201,207	\$240,000	100.0	1.0	0.00	0.00	\$2,012	\$100,603,500	\$2,309.54	100.00	4005 2.022E+11	4201 INTERMEDIATE LAKE	5/15/2024	401	FTG 2400

05-02-035-063-10	706 W INTERMEDIATE LK DR	06/17/22	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$224,100	28.19	\$609,291	\$459,309	\$273,600	114.0	1.0	0.00	0.00	\$4,029	\$153,103,000	\$3,514.76	114.00	4005	2.022E+11	4201 INTERMEDIATE LAKE	4/25/2024	401	FTG 2400				
05-02-035-081-00	312 ZIETER LN	06/01/22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$211,000	28.90	\$480,066	\$369,934	\$120,000	50.0	1.0	0.00	0.00	\$7,399	\$369,934,000	\$8,492.52	50.00	4005	2.022E+11	4201 INTERMEDIATE LAKE	7/30/2024	401	FTG 2400				
05-02-275-007-00	1097 N INTERMEDIATE LK RD	05/25/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$195,200	25.19	\$526,254	\$392,746	\$144,000	60.0	1.0	0.00	0.00	\$6,546	\$392,746,000	\$9,016.21	60.00	4005	2.022E+11	4201 INTERMEDIATE LAKE	7/11/2024	401	FTG 2400				
05-02-275-007-00	1097 N INTERMEDIATE LK RD	11/21/23	\$910,000	PTA	03-ARM'S LENGTH	\$910,000	\$227,900	25.04	\$526,254	\$527,746	\$144,000	60.0	1.0	0.00	0.00	\$8,796	\$527,746,000	\$12,115.38	60.00	4005	2.023E+11	4201 INTERMEDIATE LAKE	7/11/2024	401	FTG 2400				
05-02-475-014-00	7677 MILE POINT DR	08/18/23	\$559,000	PTA	03-ARM'S LENGTH	\$559,000	\$197,500	35.33	\$463,852	\$335,148	\$240,000	100.0	1.0	0.00	0.00	\$3,351	\$167,574,000	\$3,846.97	100.00	4005	2.023E+11	4201 INTERMEDIATE LAKE	4/24/2024	401	FTG 2400				
05-02-555-002-00	762 W INTERMEDIATE LK DR	12/08/23	\$284,000	PTA	03-ARM'S LENGTH	\$269,000	\$107,100	39.81	\$207,522	\$154,934	\$93,456	38.9	1.0	0.00	0.00	\$3,979	\$154,934,000	\$3,556.80	38.94	4005	2.023E+11	4201 INTERMEDIATE LAKE	4/25/2024	401	FTG 2400				
																Median	\$5,066												

Average \$4,222

Used \$4,000

05-42-023-040-00	2160 HERRICK ST	10/02/23	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$265,600	28.87	\$808,026	\$371,574	\$259,600	118.0	1.0	0.00	0.00	\$3,149	\$123,858,000	\$2,843.39	118.00	4005	20230007791	4201 INTERMEDIATE LAKE	2/5/2024	401	VILLAGE FRTG
05-42-023-049-00	1963 BELL ST	09/12/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$214,300	31.06	\$576,953	\$333,047	\$220,000	100.0	1.0	0.00	0.00	\$3,330	\$166,523,500	\$3,822.85	100.00	4005	2022/7489	4201 INTERMEDIATE LAKE	4/30/2024	401	VILLAGE FRTG
05-42-023-051-00	2147 BELL ST	06/23/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,100	60.73	\$172,295	\$131,705	\$154,000	70.0	1.0	0.68	0.67	\$1,882	\$195,119	\$4.48	70.00	4005	2.023E+11	4201 INTERMEDIATE LAKE	5/30/2024	401	VILLAGE FRTG