

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class
080-011-300-015-00	2015 PARISH RD	11/27/21	\$92,000	WD	\$92,000	\$21,000	\$71,000	\$97,547	0.728	1,092	\$65.02	K2	25.0534		RES ACREAGE	401
080-015-100-110-01	1632 PARISH RD	04/26/21	\$106,000	WD	\$106,000	\$25,726	\$80,274	\$107,677	0.746	900	\$89.19	K2	23.2881		RES ACREAGE	401
080-016-200-085-00	1369 WETTERS RD	10/25/22	\$172,780	PTA	\$172,780	\$20,500	\$152,280	\$140,773	1.082	1,678	\$90.75	K2	10.3349		RES ACREAGE	401
080-016-300-010-00	1114 WETTERS RD	12/09/22	\$302,000	WD	\$302,000	\$43,401	\$258,599	\$234,298	1.104	1,824	\$141.78	K2	12.5331		RES ACREAGE	401
080-016-300-030-01	1491 FRASER RD	05/05/22	\$92,000	WD	\$92,000	\$18,600	\$73,400	\$78,276	0.938	1,064	\$68.98	K2	4.0683		RES ACREAGE	401
080-019-200-040-00	325 SCHMIDT RD	06/21/16	\$319,380	WD	\$319,380	\$170,277	\$149,103	\$263,779	0.565	1,689	\$88.28	A	56.5256		AG LAND	1
080-023-100-065-01	2125 SCHMIDT RD	04/28/21	\$245,000	WD	\$245,000	\$48,360	\$196,640	\$239,798	0.820	1,848	\$106.41	K2	15.8364	080-023-100-065-00	RES ACREAGE	401
080-023-200-020-00	2395 SCHMIDT RD	08/06/18	\$130,000	WD	\$130,000	\$78,793	\$51,207	\$153,530	0.334	1,147	\$44.64	A	33.3531		RES ACREAGE	401
080-029-300-025-12	2435 7 MILE RD	01/01/22	\$440,000	LC	\$440,000	\$51,846	\$388,154	\$471,318	0.824	1,928	\$201.32	K2	15.4838		RES ACREAGE	401
080-029-300-025-12	2435 7 MILE RD	10/01/21	\$440,000	WD	\$440,000	\$51,846	\$388,154	\$471,318	0.824	1,928	\$201.32	K2	15.4838		RES ACREAGE	401
080-029-400-020-01	805 E BEAVER RD	02/10/23	\$320,000	WD	\$320,000	\$31,250	\$288,750	\$87,479	3.301	1,920	\$150.39	A	232.2400		LOCAL FRONTAGE	1
080-029-400-065-01	2252 FRASER RD	01/05/22	\$197,500	WD	\$197,500	\$20,618	\$176,882	\$173,672	1.018	1,288	\$137.33	K2	4.0096		LOCAL FRONTAGE	401
080-030-200-030-00	2218 7 MILE RD	04/14/21	\$346,500	WD	\$346,500	\$202,800	\$143,700	\$178,041	0.807	1,056	\$136.08	A	80.7116		AG LAND	1
080-030-200-030-01	2218 7 MILE RD	08/16/21	\$175,000	WD	\$175,000	\$18,160	\$156,840	\$178,042	0.881	1,056	\$148.52	K2	9.7471		RES ACREAGE	401
080-032-200-005-00	756 E BEAVER RD	10/09/18	\$476,000	OTH	\$476,000	\$412,450	\$63,550	\$90,003	0.706	1,819	\$34.94	A	70.6087		AG LAND	101
<b>Totals:</b>			<b>\$3,854,160</b>		<b>\$3,854,160</b>		<b>\$2,638,533</b>	<b>\$2,965,550</b>			<b>\$113.66</b>		<b>8.8661</b>			
									<b>E.C.F. =&gt;</b>	<b>0.890</b>	<b>Std. Deviation=&gt;</b>		<b>0.6714977</b>	<b>Coefficient of Var=&gt;</b>		
									<b>Ave. E.C.F. =&gt;</b>	<b>0.978</b>	<b>Ave. Variance=&gt;</b>		<b>40.6185</b>			<b>41.51571638</b>

Due to lack of improved Agricultural sales we have added Residential properties with farm homes on them.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
080-014-300-080-01	1385 S HURON RD	08/28/20	\$470,000	WD	\$470,000	\$66,900	\$403,100	\$873,045	0.462	42,991	\$9.38	201	16.5223	080-014-300-075-00	Commercial	201	
080-015-400-025-01	1250 S HURON	02/26/19	\$240,000	WD	\$240,000	\$54,186	\$185,814	\$319,752	0.581	4,302	\$43.19	201	4.5821		Commercial	201	
080-023-100-125-00	1639 S HURON RD	05/11/18	\$200,000	WD	\$200,000	\$77,408	\$122,592	\$147,768	0.830	1,600	\$76.62	201	20.2685		Commercial	201	
080-026-400-025-00	2401 S HURON RD	01/04/21	\$750,000	WD	\$750,000	\$244,200	\$505,800	\$1,130,323	0.447	35,508	\$14.24	201	17.9458		Commercial	201	
080-026-400-175-02	2320 HURON RD	03/29/18	\$140,000	WD	\$140,000	\$73,721	\$66,279	\$113,420	0.584	9,400	\$7.05	201	4.2571	080-026-400-175-00	Commercial	201	
080-036-100-015-01	2632 S HURON RD	03/06/18	\$197,000	WD	\$197,000	\$23,727	\$173,273	\$203,223	0.853	2,916	\$59.42	201	22.5683		Commercial	201	
080-036-100-055-00	2710 S HURON RD	11/07/18	\$315,000	WD	\$315,000	\$45,520	\$269,480	\$283,479	0.951	6,904	\$39.03	201	32.3678		Commercial	201	
080-036-300-125-01	201 OLD KAWKAWLIN RD	10/02/18	\$170,000	WD	\$170,000	\$13,440	\$156,560	\$373,864	0.419	4,720	\$33.17	201	20.8179		Commercial	201	
080-L05-007-002-02	105 W CENTER ST	12/29/21	\$142,400	WD	\$142,400	\$16,800	\$125,600	\$148,105	0.848	1,248	\$100.64	201	22.1104		Commercial	201	
080-L05-008-001-00	201 CENTER	08/08/18	\$295,000	WD	\$71,861	\$19,519	\$52,342	\$97,955	0.534	480	\$109.05	201	9.2595		Commercial	201	
080-L06-018-001-00	101 1st STREET	09/29/19	\$60,000	PTA	\$60,000	\$18,117	\$41,883	\$108,046	0.388	4,611	\$9.08	201	23.9302		Commercial	201	
<b>Totals:</b>			<b>\$2,979,400</b>			<b>\$2,756,261</b>		<b>\$2,102,723</b>	<b>\$3,798,980</b>			<b>\$45.53</b>		<b>7.3444</b>			
									<b>E.C.F. =&gt;</b>	<b>0.553</b>	<b>Std. Deviatio</b>		<b>0.204514587</b>				
									<b>Ave. E.C.F. =&gt;</b>	<b>0.627</b>	<b>Ave. Varianc</b>		<b>17.6936</b>	<b>Coefficient of Var=&gt;</b>	<b>28.22218534</b>		

Due to lack of sales in the time frame, we have added historical sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
050-026-300-010-01	506 N GARFIELD RD	02/21/23	\$125,000	WD	\$125,000	\$22,874	\$102,126	\$159,689	0.640	3,796	\$26.90	5.4581		24 CM	201	
070-026-200-095-00	811 N PINE RD	09/23/22	\$150,000	WD	\$150,000	\$3,414	\$146,586	\$186,820	0.785	1,253	\$116.99	9.0527		24 CM	201	
070-049-400-100-00	644 W CENTER RD	08/25/21	\$127,000	WD	\$127,000	\$11,088	\$115,912	\$149,909	0.773	3,666	\$31.62	7.9102		24 CM	201	
080-010-400-060-01	868 S HURON RD	01/12/22	\$65,000	WD	\$65,000	\$34,366	\$30,634	\$106,775	0.287	1,649	\$18.58	40.7211		Commercial	201	
080-010-400-060-01	868 S HURON RD	01/12/22	\$65,000	WD	\$65,000	\$15,904	\$49,096	\$61,003	0.805	1,800	\$27.28	11.0704		24 CM	201	
080-L05-007-002-02	105 W CENTER ST	12/29/21	\$142,400	WD	\$142,400	\$20,400	\$122,000	\$148,105	0.824	1,248	\$97.76	12.9625		Commercial	201	
100-037-200-660-00	912 S EUCLID AVE	05/07/21	\$300,000	WD	\$300,000	\$38,400	\$261,600	\$348,999	0.750	4,420	\$59.19	5.5460		24 CM	201	
100-K10-005-001-00	106 E GROVE ST	12/02/22	\$145,000	WD	\$145,000	\$19,508	\$125,492	\$169,095	0.742	2,400	\$52.29	4.8026		24 CM	201	
100-K10-007-008-00	105 W GROVE ST	02/18/22	\$100,000	WD	\$100,000	\$36,832	\$63,168	\$90,536	0.698	3,283	\$19.24	0.3598		24 CM	201	
100-T02-000-008-00	1616 TECH DR	04/01/21	\$400,000	LC	\$400,000	\$36,628	\$363,372	\$674,194	0.539	6,840	\$53.12	15.5141		24 CM	201	
120-014-100-010-02	4756 N HURON RD	12/02/21	\$350,000	WD	\$350,000	\$83,942	\$266,058	\$330,746	0.804	5,828	\$45.65	11.0305		24 CM	201	
130-004-300-130-00	287 S RIVER RD	03/23/23	\$285,000	WD	\$285,000	\$16,284	\$268,716	\$340,993	0.788	21,280	\$12.63	9.3926		24 CM	201	
130-F10-000-007-29	481 N TUSCOLA RD	01/04/22	\$80,000	WD	\$80,000	\$19,892	\$60,108	\$98,620	0.609	1,708	\$35.19	8.4624		24 CM	201	
130-T05-000-008-01	2146 CASS AVENUE RD	06/01/22	\$70,000	WD	\$70,000	\$14,546	\$55,454	\$92,321	0.601	2,400	\$23.11	9.3447		24 CM	201	
140-022-200-070-10	4600 S GARFIELD RD	06/01/21	\$791,000	WD	\$791,000	\$28,611	\$762,389	\$1,096,686	0.695	11,200	\$68.07	0.1062		24 CM	201	
140-022-200-070-14	1042 W MIDLAND RD	07/08/21	\$250,000	WD	\$250,000	\$10,197	\$239,803	\$349,908	0.685	3,708	\$64.67	0.8781		24 CM	201	
140-G05-000-003-00	4760 S GARFIELD RD	10/14/21	\$348,000	WD	\$348,000	\$93,268	\$254,732	\$328,448	0.776	8,381	\$30.39	8.1450		24 CM	201	
<b>Totals:</b>			<b>\$3,793,400</b>		<b>\$3,793,400</b>		<b>\$3,287,246</b>	<b>\$4,732,846</b>			<b>\$46.04</b>		<b>0.0447</b>			
									E.C.F. =>	<b>0.695</b>	Std. Deviation=>		<b>0.1335498</b>			
									Ave. E.C.F. =>	<b>0.694</b>	Ave. Variance=>		<b>9.4563</b>	Coefficient of Var=>		<b>13.62354827</b>

Due to the lack of Industrial sales, similar properties were added from other units within the County.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
080-012-200-050-00	541 S LINWOOD BEACH RD	08/16/22	\$534,000	WD	\$534,000	\$193,133	\$340,867	\$194,151	1.756	2,112	\$161.40	1	57.1129	080-012-100-200-98	Bay Waterfront	401	
080-013-200-090-00	1203 BRISSETTE BEACH RD	05/03/21	\$475,000	WD	\$475,000	\$135,448	\$339,552	\$365,997	0.928	2,436	\$139.39	1	25.6807	080-013-200-096-99	Bay Waterfront	401	
080-B05-000-013-00	1063 BRISSETTE BEACH RD	09/10/21	\$425,000	WD	\$425,000	\$109,674	\$315,326	\$314,394	1.003	2,856	\$110.41	1	18.1589		Bay Waterfront	401	
080-S10-000-015-00	435 S LINWOOD BEACH RD	11/12/21	\$283,000	WD	\$283,000	\$140,186	\$142,814	\$182,808	0.781	1,568	\$91.08	1	40.3330	080-001-300-215-99	Bay Waterfront	401	
080-S10-000-033-00	347 S LINWOOD BEACH RD	08/23/21	\$585,000	WD	\$585,000	\$173,628	\$411,372	\$262,911	1.565	2,030	\$202.65	1	38.0129	080-001-300-226-98	Bay Waterfront	401	
080-S10-000-040-00	317 S LINWOOD BEACH RD	10/01/21	\$390,000	WD	\$390,000	\$117,459	\$272,541	\$191,947	1.420	1,438	\$189.53	1	23.5321	080-001-300-231-98	Bay Waterfront	401	
080-W05-000-013-00	941 S LINWOOD BEACH RD	06/03/22	\$518,000	WD	\$518,000	\$124,794	\$393,206	\$321,824	1.222	2,270	\$173.22	1	3.7252	080-012-300-144-99	Bay Waterfront	401	
080-W05-000-026-00	885 S LINWOOD BEACH RD	04/28/21	\$585,000	WD	\$585,000	\$298,201	\$286,799	\$357,406	0.802	3,008	\$95.35	1	38.2107	080-012-300-153-99	Bay Waterfront	401	
<b>Totals:</b>			<b>\$3,795,000</b>		<b>\$3,795,000</b>		<b>\$2,502,477</b>	<b>\$2,191,438</b>			<b>\$145.38</b>		<b>4.2619</b>				
									<b>E.C.F. =&gt;</b>	<b>1.142</b>	<b>Std. Deviation=&gt;</b>		<b>0.365485</b>				
									<b>Ave. E.C.F. =&gt;</b>	<b>1.185</b>	<b>Ave. Variance=&gt;</b>		<b>30.5958</b>	<b>Coefficient of Var=&gt;</b>		<b>25.82899422</b>	

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080-013-200-090-00	1203 BRISSETTE BEACH RD	05/03/21	\$475,000	WD	\$475,000	\$135,448	\$339,552	\$365,997	0.928	2,436	\$139.39	1	10.9375	080-013-200-096-99	Bay Waterfront	401	
080-036-400-215-00	2871 BOY SCOUT RD	05/04/17	\$104,043	WD	\$104,043	\$18,300	\$85,743	\$172,200	0.498	1,584	\$54.13	K1	32.0443		River front	401	
080-036-400-220-01	2865 EAST KAWKAWLIN RIVER DR	08/03/20	\$380,000	WD	\$380,000	\$24,169	\$355,831	\$530,566	0.671	3,778	\$94.19	K1	14.7708		RES ACREAGE	401	
080-036-400-220-02	2855 KAWKAWLIN RIVER DR	12/14/15	\$267,500	PTA	\$267,500	\$34,622	\$232,878	\$222,716	1.046	1,240	\$187.80	K1	22.7258		LOCAL FRONTAGE	401	
080-B05-000-013-00	1063 BRISSETTE BEACH RD	09/10/21	\$425,000	WD	\$425,000	\$109,674	\$315,326	\$314,394	1.003	2,856	\$110.41	1	18.4593		Bay Waterfront	401	
080-S10-000-015-00	435 S LINWOOD BEACH RD	11/12/21	\$283,000	WD	\$283,000	\$140,186	\$142,814	\$182,808	0.781	1,568	\$91.08	1	3.7149	080-001-300-215-99	Bay Waterfront	401	
080-W05-000-026-00	885 S LINWOOD BEACH RD	04/28/21	\$585,000	WD	\$585,000	\$298,201	\$286,799	\$357,406	0.802	3,008	\$95.35	1	1.5925	080-012-300-153-99	Bay Waterfront	401	
<b>Totals:</b>			<b>\$2,519,543</b>		<b>\$2,519,543</b>		<b>\$1,758,943</b>	<b>\$2,146,086</b>			<b>\$110.33</b>		<b>0.1234</b>				
									E.C.F. =>	<b>0.820</b>	Std. Deviation=>		<b>0.193140</b>				
									Ave. E.C.F. =>	<b>0.818</b>	Ave. Variance=>		<b>14.8921</b>	Coefficient of Var=>		<b>18.19729977</b>	

Historical Riverfront Sales and Bay front sales added due to lack of sales in the time frame.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
080-011-300-030-00	2040 E NORTH BOUTELL RD	02/13/23	\$68,500	WD	\$68,500	\$31,200	\$37,300	\$126,938	0.294	1,644	\$22.69	K2	50.6741		LOCAL FRONTAGE	401	
080-036-200-165-00	2881 LAURIA RD	03/03/22	\$117,000	WD	\$117,000	\$22,872	\$94,128	\$241,784	0.389	1,962	\$47.98	K2	41.1278		LOCAL FRONTAGE	401	
080-014-400-030-01	2426 WETTERS RD	05/12/21	\$50,000	WD	\$50,000	\$12,750	\$37,250	\$84,271	0.442	1,540	\$24.19	K2	35.8557		LOCAL FRONTAGE	401	
080-028-400-025-05	1349 E BEAVER RD	03/28/22	\$83,686	WD	\$83,686	\$23,550	\$60,136	\$125,755	0.478	2,020	\$29.77	K2	32.2383		LOCAL FRONTAGE	401	
080-031-100-020-00	2655 8 MILE RD	03/04/22	\$60,000	WD	\$60,000	\$28,500	\$31,500	\$64,446	0.489	1,288	\$24.46	K2	31.1806		LOCAL FRONTAGE	401	
080-027-300-050-00	1507 E BEAVER RD	10/12/21	\$138,000	WD	\$138,000	\$21,000	\$117,000	\$231,519	0.505	4,290	\$27.27	K2	29.5226		LOCAL FRONTAGE	401	
080-015-200-040-00	1962 PARISH RD	07/23/21	\$100,000	WD	\$100,000	\$20,926	\$79,074	\$142,488	0.555	1,448	\$54.61	K2	24.5632		LOCAL FRONTAGE	401	
080-014-100-005-02	2131 WETTERS RD	10/11/21	\$98,000	WD	\$98,000	\$28,917	\$69,083	\$114,723	0.602	1,137	\$60.76	K2	19.8409		LOCAL FRONTAGE	401	
080-033-200-020-06	2556 LINEY LANE	08/31/21	\$419,900	WD	\$419,900	\$54,881	\$365,019	\$585,619	0.623	3,692	\$98.87	K2	17.7280	080-033-200-020-12	RES ACREAGE	401	
080-022-300-035-01	1859 MACKINAW RD	07/30/21	\$145,000	WD	\$145,000	\$37,350	\$107,650	\$167,078	0.644	2,037	\$52.85	K2	15.6273		LOCAL FRONTAGE	401	
080-020-200-005-00	1540 FRASER RD	04/02/21	\$213,000	WD	\$213,000	\$43,365	\$169,635	\$259,903	0.653	2,034	\$83.40	K2	14.7900		LOCAL FRONTAGE	401	
080-036-100-110-00	2637 OLD KAWKAWLIN RD	07/16/21	\$122,000	WD	\$122,000	\$48,600	\$73,400	\$112,408	0.653	1,154	\$63.60	K2	14.7603	080-036-100-130-00	RES ACREAGE	401	
080-010-100-005-12	1685 E NORTH BOUTELL RD	05/03/21	\$150,000	WD	\$150,000	\$20,363	\$129,637	\$192,937	0.672	1,327	\$97.69	K2	12.8670		LOCAL FRONTAGE	401	
080-009-400-035-00	820 MACKINAW RD	02/24/23	\$75,000	WD	\$75,000	\$17,472	\$57,528	\$84,584	0.680	672	\$85.61	K2	12.0459		LOCAL FRONTAGE	401	
080-036-200-190-01	2763 LAURIA RD	04/13/21	\$186,000	WD	\$186,000	\$23,092	\$162,908	\$237,649	0.685	1,960	\$83.12	K2	11.5085		LOCAL FRONTAGE	401	
080-036-400-175-00	2979 BOY SCOUT RD	11/22/21	\$90,000	WD	\$90,000	\$19,800	\$70,200	\$100,495	0.699	796	\$88.19	K2	10.2039		LOCAL FRONTAGE	401	
080-010-400-010-00	1770 E NORTH BOUTELL RD	08/11/21	\$202,500	WD	\$202,500	\$29,121	\$173,379	\$245,875	0.705	1,806	\$96.00	K2	9.5434		LOCAL FRONTAGE	401	
080-034-400-035-03	1884 LAURIA RD	03/31/22	\$220,000	WD	\$220,000	\$57,079	\$162,921	\$229,798	0.709	2,037	\$79.98	K2	9.1608		LOCAL FRONTAGE	401	
080-027-100-005-00	2243 MACKINAW RD	09/20/21	\$125,000	WD	\$125,000	\$14,230	\$110,770	\$155,111	0.714	1,278	\$86.67	K2	8.6452		LOCAL FRONTAGE	401	
080-011-300-015-00	2015 PARISH RD	11/27/21	\$92,000	WD	\$92,000	\$21,000	\$71,000	\$97,547	0.728	1,092	\$65.02	K2	7.2729		RES ACREAGE	401	
080-015-100-110-01	1632 PARISH RD	04/26/21	\$106,000	WD	\$106,000	\$25,726	\$80,274	\$107,677	0.746	900	\$89.19	K2	5.5076		RES ACREAGE	401	
080-023-100-085-02	2235 SCHMIDT RD	10/27/22	\$125,000	WD	\$125,000	\$16,500	\$108,500	\$141,700	0.766	1,248	\$86.94	K2	3.4880		LOCAL FRONTAGE	401	
080-008-100-005-00	741 E NORTH BOUTELL RD	09/14/21	\$159,000	WD	\$159,000	\$16,500	\$142,500	\$185,651	0.768	1,440	\$98.96	K2	3.3017		LOCAL FRONTAGE	401	
080-010-300-075-00	1557 PARISH RD	05/20/21	\$97,900	WD	\$97,900	\$17,843	\$80,057	\$101,893	0.786	1,080	\$74.13	K2	1.4885		LOCAL FRONTAGE	401	
080-023-100-065-01	2125 SCHMIDT RD	04/28/21	\$245,000	WD	\$245,000	\$48,360	\$196,640	\$239,798	0.820	1,848	\$106.41	K2	1.9441	080-023-100-065-00	RES ACREAGE	401	
080-029-300-025-12	2435 7 MILE RD	01/01/22	\$440,000	LC	\$440,000	\$51,846	\$388,154	\$471,318	0.824	1,928	\$201.32	K2	2.2967		RES ACREAGE	401	
080-029-300-025-12	2435 7 MILE RD	10/01/21	\$440,000	WD	\$440,000	\$51,846	\$388,154	\$471,318	0.824	1,928	\$201.32	K2	2.2967		RES ACREAGE	401	
080-011-100-025-00	2073 E NORTH BOUTELL RD	11/05/21	\$146,500	WD	\$146,500	\$45,577	\$100,923	\$121,155	0.833	1,400	\$72.09	K2	3.2420		LOCAL FRONTAGE	401	
080-036-400-055-05	2990 LAURIA RD	12/09/21	\$113,000	WD	\$113,000	\$32,250	\$80,750	\$96,450	0.837	1,158	\$69.73	K2	3.6634		LOCAL FRONTAGE	401	
080-026-300-050-00	2100 JOSE RD	05/16/22	\$165,000	WD	\$165,000	\$41,075	\$123,925	\$147,019	0.843	1,092	\$113.48	K2	4.2335		LOCAL FRONTAGE	401	
080-026-400-010-00	2471 OLD KAWKAWLIN RD	09/01/22	\$140,000	WD	\$140,000	\$18,597	\$121,403	\$141,690	0.857	1,064	\$114.10	K2	5.6235		LOCAL FRONTAGE	401	
080-027-100-020-03	2151 MACKINAW RD	10/20/22	\$231,000	WD	\$231,000	\$28,457	\$202,543	\$234,651	0.863	1,528	\$132.55	K2	6.2581		LOCAL FRONTAGE	401	
080-032-100-020-00	626 E BEAVER RD	05/24/22	\$166,500	WD	\$166,500	\$33,942	\$132,558	\$153,358	0.864	1,200	\$110.47	K2	6.3786		LOCAL FRONTAGE	401	
080-030-200-030-01	2218 7 MILE RD	08/16/21	\$175,000	WD	\$175,000	\$18,160	\$156,840	\$178,042	0.881	1,056	\$148.52	K2	8.0334		RES ACREAGE	401	
080-016-200-050-00	1476 PARISH RD	02/11/22	\$156,000	WD	\$156,000	\$17,394	\$138,606	\$157,214	0.882	1,320	\$105.00	K2	8.1052		LOCAL FRONTAGE	401	
080-021-200-025-01	1702 MACKINAW RD	09/14/22	\$174,000	WD	\$174,000	\$31,050	\$142,950	\$161,420	0.886	1,780	\$80.31	K2	8.4996		LOCAL FRONTAGE	401	
080-015-300-060-12	1291 MACKINAW RD	08/12/21	\$298,900	WD	\$298,900	\$53,162	\$245,738	\$266,532	0.922	2,016	\$121.89	K2	12.1398		LOCAL FRONTAGE	401	
080-036-400-195-00	2921 BOY SCOUT RD	06/25/21	\$241,500	WD	\$241,500	\$30,437	\$211,063	\$226,633	0.931	2,464	\$85.66	K2	13.0716		LOCAL FRONTAGE	401	
080-002-100-020-01	96 FIRST ST	06/16/21	\$235,000	WD	\$235,000	\$51,157	\$183,843	\$196,782	0.934	1,752	\$104.93	K2	13.3665		LOCAL FRONTAGE	401	
080-016-300-030-01	1491 FRASER RD	05/05/22	\$92,000	WD	\$92,000	\$18,600	\$73,400	\$78,276	0.938	1,064	\$68.98	K2	13.7122		RES ACREAGE	401	
080-016-200-045-00	1466 PARISH RD	07/26/21	\$215,000	WD	\$215,000	\$28,009	\$186,991	\$195,631	0.956	1,724	\$108.46	K2	15.5249		LOCAL FRONTAGE	401	
080-019-200-010-00	1502 7 MILE RD	02/07/22	\$260,000	WD	\$260,000	\$38,145	\$221,855	\$231,158	0.960	1,775	\$124.99	K2	15.9170		LOCAL FRONTAGE	401	
080-016-400-020-08	1330 WETTERS RD	05/13/22	\$349,500	WD	\$349,500	\$32,377	\$317,123	\$329,310	0.963	1,602	\$197.95	K2	16.2409		LOCAL FRONTAGE	401	
080-029-400-065-01	2252 FRASER RD	01/05/22	\$197,500	WD	\$197,500	\$20,618	\$176,882	\$173,672	1.018	1,288	\$137.33	K2	21.7901		LOCAL FRONTAGE	401	
080-031-100-050-01	2523 8 MILE RD	05/09/22	\$201,000	WD	\$201,000	\$23,724	\$177,276	\$170,727	1.038	1,560	\$113.64	K2	23.7778		LOCAL FRONTAGE	401	
080-019-100-015-05	1549 8 MILE RD	09/16/21	\$170,000	WD	\$170,000	\$31,308	\$138,692	\$128,236	1.082	2,228	\$62.25	K2	28.0954		LOCAL FRONTAGE	401	
080-016-200-085-00	1369 WETTERS RD	10/25/22	\$172,780	PTA	\$172,780	\$20,500	\$152,280	\$140,773	1.082	1,678	\$90.75	K2	28.1154		RES ACREAGE	401	
080-016-300-010-00	1114 WETTERS RD	12/09/22	\$302,000	WD	\$302,000	\$43,401	\$258,599	\$234,298	1.104	1,824	\$141.78	K2	30.3136		RES ACREAGE	401	
080-017-300-010-00	1353 7 MILE RD	07/06/21	\$213,000	WD	\$213,000	\$19,604	\$193,396	\$174,298	1.110	1,911	\$101.20	K2	30.8989		LOCAL FRONTAGE	401	
080-016-200-020-00	1404 PARISH RD	07/07/22	\$165,000	WD	\$165,000	\$31,848	\$133,152	\$119,836	1.111	1,066	\$124.91	K2	31.0530		LOCAL FRONTAGE	401	
080-010-300-125-15	835 S MACKINAW RD	04/05/21	\$399,000	WD	\$399,000	\$18,720	\$380,280	\$335,942	1.132	2,582	\$147.28	K2	33.1396		LOCAL FRONTAGE	401	
080-003-400-080-00	1985 E COTTAGE GROVE RD	09/23/22	\$184,000	WD	\$184,000	\$16,200	\$167,800	\$145,572	1.153	1,698	\$98.82	K2	35.2107		LOCAL FRONTAGE	401	
<b>Totals:</b>			<b>\$9,531,666</b>		<b>\$9,531,666</b>		<b>\$7,982,665</b>	<b>\$9,858,957</b>			<b>\$94.39</b>		<b>0.9102</b>				
									<b>E.C.F. =&gt;</b>	<b>0.810</b>	<b>Std. Deviation=&gt;</b>		<b>0.202605</b>				
									<b>Ave. E.C.F. =&gt;</b>	<b>0.801</b>	<b>Ave. Variance=&gt;</b>		<b>16.2670</b>	<b>Coefficient of Var=&gt;</b>		<b>20.31892887</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
080-015-200-080-00	1124 S HURON RD	12/10/21	\$189,000	WD	\$189,000	\$38,976	\$150,024	\$250,900	0.598	1,644	\$91.26	3	16.4701	M-13		401	
080-014-100-095-00	1147 S HURON RD	09/13/22	\$154,000	WD	\$154,000	\$29,469	\$124,531	\$123,429	1.009	1,472	\$84.60	3	24.6289	M-13		401	
080-015-200-100-00	1182 S HURON RD	03/17/23	\$140,500	OTH	\$140,500	\$34,248	\$106,252	\$158,224	0.672	1,040	\$102.17	3	9.1115	M-13		401	
080-023-100-020-00	1600 S HURON RD	07/21/22	\$238,000	WD	\$238,000	\$20,551	\$217,449	\$221,684	0.981	1,509	\$144.10	3	21.8251	LOCAL FRONTAGE		401	
080-023-300-110-00	1865 S HURON RD	06/06/22	\$147,000	WD	\$147,000	\$30,300	\$116,700	\$107,449	1.086	1,400	\$83.36	3	32.3458	M-13		401	
080-023-300-090-00	1935 S HURON RD	03/28/22	\$138,000	WD	\$138,000	\$31,962	\$106,038	\$196,684	0.539	1,485	\$71.41	3	22.3515	M-13		401	
080-023-300-070-00	1996 S HURON RD	06/03/21	\$45,000	WD	\$45,000	\$25,200	\$19,800	\$74,354	0.266	814	\$24.32	3	49.6349	M-13		401	
080-026-400-180-00	2314 S HURON RD	06/18/21	\$182,500	WD	\$182,500	\$22,693	\$159,807	\$197,967	0.807	1,400	\$114.15	3	4.4598	RES ACREAGE		401	
080-026-400-175-01	2320 S HURON RD	08/16/21	\$129,900	WD	\$129,900	\$29,641	\$100,259	\$160,874	0.623	920	\$108.98	3	13.9428	RES ACREAGE		401	
080-026-400-190-00	2376 S HURON RD	06/14/22	\$137,000	WD	\$137,000	\$19,704	\$117,296	\$125,018	0.938	1,120	\$104.73	3	17.5588	LOCAL FRONTAGE		401	
080-010-200-030-01	661 S HURON RD	11/04/21	\$157,900	WD	\$157,900	\$41,879	\$116,021	\$109,575	1.059	1,388	\$83.59	3	29.6187	M-13		401	
080-010-200-005-02	711 HURON RD.	09/01/22	\$145,000	WD	\$145,000	\$36,254	\$108,746	\$189,658	0.573	1,344	\$80.91	3	18.9263	LOCAL FRONTAGE		401	
<b>Totals:</b>			<b>\$1,803,800</b>		<b>\$1,803,800</b>		<b>\$1,442,923</b>	<b>\$1,915,816</b>			<b>\$91.13</b>		<b>0.9479</b>				
									<b>E.C.F. =&gt;</b>	<b>0.753</b>	<b>Std. Deviation=&gt;</b>		<b>0.255925</b>				
									<b>Ave. E.C.F. =&gt;</b>	<b>0.763</b>	<b>Ave. Variance=&gt;</b>		<b>21.7395</b>	<b>Coefficient of Var=&gt;</b>		<b>28.50548932</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
080-019-300-025-01	126 SCHMIDT RD	10/01/21	\$200,000	WD	\$200,000	\$26,105	\$173,895	\$227,333	0.765	1,814	\$95.86	K4	8.0527		RES ACREAGE	401	
080-003-100-010-04	1514 E LINWOOD RD	09/22/21	\$220,000	WD	\$220,000	\$17,888	\$202,112	\$173,835	1.163	1,680	\$120.30	K4	116.2668		RES ACREAGE	401	
080-003-200-110-06	1865 LeBOURDAIS RD	11/04/21	\$180,000	WD	\$180,000	\$21,275	\$158,725	\$246,751	0.643	1,868	\$84.97	K4	20.2200		RES ACREAGE	401	
080-010-200-005-01	1965 E NORTH BOUTELL RD	08/13/21	\$222,000	WD	\$222,000	\$92,694	\$129,306	\$185,297	0.698	1,686	\$76.69	K4	14.7629		RES ACREAGE	1	
080-030-100-025-01	2060 MOSHER RD	07/30/21	\$120,000	WD	\$120,000	\$14,160	\$105,840	\$137,512	0.770	1,092	\$96.92	K4	7.5784		RES ACREAGE	401	
080-036-100-145-00	2658 E BEAVER RD	04/22/21	\$245,000	WD	\$245,000	\$42,800	\$202,200	\$178,043	1.136	1,629	\$124.13	K4	29.0217		Beaver Rd	401	
080-024-100-005-00	2684 RIVER RD	08/16/21	\$286,000	WD	\$286,000	\$53,267	\$232,733	\$312,738	0.744	2,288	\$101.72	K4	10.1283		RES ACREAGE	401	
<b>Totals:</b>			<b>\$1,473,000</b>		<b>\$1,473,000</b>		<b>\$1,204,811</b>	<b>\$1,461,509</b>			<b>\$100.09</b>		<b>2.1100</b>				
									E.C.F. =>	<b>0.824</b>	Std. Deviation=>		<b>0.212137</b>				
									Ave. E.C.F. =>	<b>0.845</b>	Ave. Variance=>		<b>29.4330</b>	Coefficient of Var=>	<b>34.81293989</b>		



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class
080-L10-002-012-00	105 ERNEST ST	09/29/22	\$68,000	WD	\$68,000	\$11,519	\$56,481	\$158,234	0.357	1,164	\$48.52	K5	44.7416	LINWOOD VILLAGE		401
080-L05-007-012-01	106 1ST ST	09/20/21	\$82,500	WD	\$82,500	\$8,659	\$73,841	\$130,575	0.566	1,370	\$53.90	K5	23.8858	LINWOOD VILLAGE		401
080-L06-017-002-00	203 GUY ST	09/22/21	\$65,000	WD	\$65,000	\$8,174	\$56,826	\$54,704	1.039	844	\$67.33	K5	23.4436	LINWOOD VILLAGE		401
080-L06-017-002-00	203 GUY ST	11/24/21	\$68,300	WD	\$68,300	\$8,174	\$60,126	\$54,704	1.099	844	\$71.24	K5	29.4761	LINWOOD VILLAGE		401
080-L05-008-010-01	210 GUY ST	06/03/22	\$195,100	PTA	\$195,100	\$7,200	\$187,900	\$161,097	1.166	1,715	\$109.56	K5	36.2012	LINWOOD VILLAGE		401
080-L10-002-006-00	308 E CENTER ST	08/13/21	\$221,000	WD	\$221,000	\$23,616	\$197,384	\$291,248	0.678	1,800	\$109.66	K5	12.6645	LINWOOD VILLAGE		401
080-L06-015-003-00	411 GUY ST	07/27/22	\$251,000	WD	\$251,000	\$22,655	\$228,345	\$241,362	0.946	1,608	\$142.01	K5	14.1707	LINWOOD VILLAGE		401
080-L06-012-008-00	414 GUY ST	01/05/22	\$130,000	WD	\$130,000	\$8,032	\$121,968	\$175,991	0.693	1,664	\$73.30	K5	11.1326	LINWOOD VILLAGE		401
080-L06-014-001-00	501 GUY ST	08/06/21	\$151,000	WD	\$151,000	\$17,833	\$133,167	\$191,417	0.696	1,980	\$67.26	K5	10.8670	LINWOOD VILLAGE		401
<b>Totals:</b>			<b>\$1,231,900</b>		<b>\$1,231,900</b>		<b>\$1,116,038</b>	<b>\$1,459,331</b>			<b>\$82.53</b>		<b>3.9603</b>			
									E.C.F. =>	<b>0.765</b>	Std. Deviation=>		<b>0.271674</b>			
									Ave. E.C.F. =>	<b>0.804</b>	Ave. Variance=>		<b>22.9537</b>	Coefficient of Var=>		<b>28.53647266</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
080-013-200-096-99	1203 BRISSETTE BEACH RD	05/03/21	\$475,000	WD	\$475,000	\$134,198	\$340,802	\$365,997	0.931	2,436	\$139.90	K6	8.9321	080-013-200-090-00	LOCAL FRONTAGE	401	
080-001-300-215-99	435 S LINWOOD BEACH RD	11/12/21	\$283,000	WD	\$283,000	\$138,728	\$144,272	\$182,808	0.789	1,568	\$92.01	K6	5.2643	080-S10-000-015-00	LOCAL FRONTAGE	402	
080-012-100-110-00	699 S KOLBIAZ DR	10/01/21	\$92,800	WD	\$92,800	\$16,587	\$76,213	\$91,184	0.836	1,126	\$67.68	K6	0.6027		LOCAL FRONTAGE	401	
080-012-300-153-99	885 S LINWOOD BEACH RD	04/28/21	\$585,000	WD	\$585,000	\$295,076	\$289,924	\$357,406	0.811	3,008	\$96.38	K6	3.0651	080-W05-000-026-00	LOCAL FRONTAGE	401	
<b>Totals:</b>			<b>\$1,435,800</b>		<b>\$1,435,800</b>		<b>\$851,211</b>	<b>\$997,395</b>			<b>\$99.00</b>		<b>1.1593</b>				
									E.C.F. =>	<b>0.853</b>	Std. Deviation=>		<b>0.062517</b>				
									Ave. E.C.F. =>	<b>0.842</b>	Ave. Variance=>		<b>4.4660</b>	Coefficient of Var=>		<b>5.305081117</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
080-H03-000-022-00	19 HARBOUR VIEW POINTE	08/24/22	\$280,000	WD	\$280,000	\$30,000	\$250,000	\$183,029	1.366	1,660	\$150.60	K7	20.3779		RESIDENTIAL CONDOS	407	
080-H03-000-016-00	35 HARBOUR VIEW POINTE	03/25/22	\$215,000	WD	\$215,000	\$30,000	\$185,000	\$175,689	1.053	1,660	\$111.45	K7	10.9129		RESIDENTIAL CONDOS	407	
080-H03-000-014-00	41 HARBOUR VIEW POINTE	07/21/22	\$265,000	WD	\$265,000	\$30,000	\$235,000	\$204,261	1.150	1,860	\$126.34	K7	1.1637		RESIDENTIAL CONDOS	407	
080-H03-000-013-00	43 HARBOUR VIEW POINTE	07/11/22	\$242,500	PTA	\$242,500	\$30,000	\$212,500	\$196,921	1.079	1,860	\$114.25	K7	8.3013		RESIDENTIAL CONDOS	407	
<b>Totals:</b>			<b>\$1,002,500</b>		<b>\$1,002,500</b>		<b>\$882,500</b>	<b>\$759,898</b>			<b>\$125.66</b>		<b>0.0789</b>				
									<b>E.C.F. =&gt;</b>	<b>1.161</b>	<b>Std. Deviation=&gt;</b>		<b>0.141964</b>				
									<b>Ave. E.C.F. =&gt;</b>	<b>1.162</b>	<b>Ave. Variance=&gt;</b>		<b>10.1889</b>	<b>Coefficient of Var=&gt;</b>		<b>8.767487277</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Land Table	Property Class	
080-P05-000-002-00	1672 E LINWOOD RD	09/19/22	\$255,000	WD	\$255,000	\$35,485	\$219,515	\$245,501	0.894	2,260	\$97.13	K8	9.0795		LOCAL FRONTAGE	401	
080-P05-000-008-00	1716 E LINWOOD RD	08/04/22	\$180,000	WD	\$180,000	\$36,371	\$143,629	\$202,145	0.711	2,278	\$63.05	K8	9.2832		LOCAL FRONTAGE	401	
080-S06-000-017-00	2401 E BEAVER RD	04/01/22	\$190,000	WD	\$190,000	\$16,865	\$173,135	\$168,551	1.027	1,504	\$115.12	K8	22.3840		LOCAL FRONTAGE	401	
080-S05-000-006-00	2412 S HURON RD	09/27/21	\$150,000	WD	\$150,000	\$37,261	\$112,739	\$234,530	0.481	1,656	\$68.08	K8	32.2657		M-13	401	
080-S06-000-010-00	2447 OAK LANE RD	11/28/22	\$205,000	OTH	\$205,000	\$21,461	\$183,539	\$209,951	0.874	1,712	\$107.21	K8	7.0840		LOCAL FRONTAGE	401	
080-C05-000-008-00	438 MARION DR	10/06/21	\$145,000	WD	\$145,000	\$25,026	\$119,974	\$143,962	0.833	1,436	\$83.55	K8	3.0014		MARION DR	401	
<b>Totals:</b>			<b>\$1,125,000</b>		<b>\$1,125,000</b>		<b>\$952,531</b>	<b>\$1,204,640</b>				<b>\$89.02</b>	<b>1.2639</b>				
									E.C.F. =>	<b>0.791</b>	Std. Deviation=>		<b>0.188145</b>				
									Ave. E.C.F. =>	<b>0.803</b>	Ave. Variance=>		<b>13.8496</b>	Coefficient of Var=>	<b>17.2396965</b>		