

Land Value Analysis

Enclosed are the land values and analysis for the basis of the assessments. Most sales are utilized over a two-year period, but may vary based on the sampling. Outliers and others may be removed from the analysis as not being a representative sampling. Units of comparison include, site value, rate per front foot, rate per acre, and rate per square foot. Various acceptable methods are utilized in deriving a unit of comparison and a typical rate.

Condominium Analysis

Direct sales comparison approach is utilized for condominiums based on a square foot or lineal foot method. Separate valuation conditions may be utilized to group certain types of properties together, including factors such as size, location, amenities, etc.

Economic Condition Factors

An ECF adjusts the assessor's use of the cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to "bring" those costs to the County level. Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market.

An ECF must be determined and used in all cost appraisal situations where the *Assessor's Manual* is used. Saying "I didn't need to use an ECF because I used the new *Assessor's Manual*." Is not correct; even if the cost manual being utilized is brand new; it is a statewide manual and must be adjusted to local market conditions through the use of an ECF. It is also incorrect to indicate "I didn't need to use an ECF because I was valuing new construction" Again, an ECF must be used to adjust the statewide costs of the *Assessor's Manual* to local markets. An ECF must be used regardless of the age of the improvements being valued.

The single base for determining fair assessments is true cash value. What is the property worth? What would be the price an informed buyer would be willing to pay for the property in its condition and location? These are questions relating to true cash value. Assessments are to be set at 50% of the true cash value appraisals of each property. When appraising a mass of properties, the assessor frequently uses a cost-less-depreciation analysis and relates it to what properties are selling for through the use of an Economic Condition Factor (ECF). The ECF is derived by analyzing properties which have sold and comparing the cost less depreciation of the buildings to that portion of the sale prices attributable to those buildings. (This procedure will be discussed in detail later.) If there is a consistent relationship between the cost-less-depreciation analysis and the sale values of the buildings, this relationship is expressed as an ECF which is used to adjust the cost-less-depreciation estimates to what properties are selling for in the market.

An ECF is calculated by analyzing verified property sale prices. The portion of each sale price attributed to the building(s) on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building as calculated using the Assessors Manual and the sale value of that building. When the building value is added to the value of the land and the land improvements, an indication of true cash value can be obtained for assessed valuations.

Broken Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-17-125-109	7788 EAST RIDGE ROAD	03/09/22	\$180,000	WD	\$180,000	\$39,000	21.67	\$85,957	\$180,000	\$85,557	0.80	0.80	\$226,415
08-16-17-125-121	EAST RIDGE ROAD	01/14/22	\$100,000	WD	\$100,000	\$40,400	40.40	\$89,186	\$100,000	\$88,786	0.83	0.83	\$121,212
08-16-17-125-124	7816 EAST RIDGE ROAD	01/14/22	\$135,000	WD	\$135,000	\$31,900	23.63	\$70,352	\$135,000	\$69,952	0.65	0.65	\$207,692
08-16-17-125-130	EAST RIDGE ROAD	01/14/22	\$100,000	WD	\$100,000	\$0	0.00	\$159,138	\$100,000	\$158,738	1.48	1.48	\$67,797
08-16-17-125-130	EAST RIDGE ROAD	01/14/22	\$135,000	WD	\$135,000	\$0	0.00	\$159,138	\$135,000	\$158,738	1.48	1.48	\$91,525
08-16-17-202-107	EAST RIDGE ROAD	08/09/21	\$60,000	WD	\$60,000	\$76,100	126.83	\$60,267	\$60,000	\$60,267	0.56	0.56	\$107,143
Totals:			\$710,000		\$710,000	\$187,400		\$624,038	\$710,000	\$622,038	5.78	5.78	
Average													
per Net Acre=>												122,837.37	

Commercial Industrial Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-15-276-012	965 WEST CONWAY RD	12/20/22	\$400,000	MLC	\$400,000	\$159,300	39.83	\$406,282	\$135,573	\$141,855	0.58	0.58	\$234,150
08-16-14-325-012	COMMERCE CT	06/19/20	\$72,000	WD	\$72,000	\$34,100	47.36	\$175,910	\$72,000	\$175,910	0.72	0.72	\$100,279
08-16-14-326-017	8525 COMMERCE CT	02/07/22	\$165,000	WD	\$165,000	\$42,400	25.70	\$84,841	\$165,000	\$84,841	0.92	1.01	\$179,543
08-16-15-400-005	8535 HARBOR PETOSKEY RD	07/29/22	\$500,000	WD	\$500,000	\$234,600	46.92	\$336,618	\$309,689	\$146,307	1.46	0.52	\$212,261
08-16-15-400-005	8535 HARBOR PETOSKEY RD	12/17/20	\$500,000	WD	\$500,000	\$175,600	35.12	\$347,789	\$365,511	\$213,300	1.50	0.52	\$243,674
Totals:			\$1,637,000		\$1,637,000	\$646,000		\$1,351,440	\$1,047,773	\$762,213	5.18	3.36	
Average												per Net Acre=>	202,468.21

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-14-326-020	8625 COMMERCE CT	09/23/21	\$240,000	WD	\$240,000	\$110,600	46.08	\$462,256	\$51,704	\$273,960	1.63	1.63	\$31,759
08-16-14-301-005	8746 MOELLER DR	04/29/22	\$600,000	WD	\$600,000	\$155,500	25.92	\$466,609	\$417,991	\$284,600	1.78	1.78	\$234,826
Totals:			\$840,000		\$840,000	\$266,100		\$928,865	\$469,695	\$558,560	3.41	3.41	
Average												per Net Acre=>	137,821.30

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-15-400-047	8573 HARBOR PETOSKEY RD	07/28/21	\$1,275,000	WD	\$1,275,000	\$497,000	38.98	\$987,467	\$831,323	\$543,790	3.21	3.34	\$259,141
08-16-15-400-046	WEST CONWAY RD	05/25/21	\$205,000	WD	\$205,000	\$183,500	89.51	\$225,266	\$205,000	\$225,266	3.21	1.06	\$63,803
08-16-15-400-014	8881 HARBOR PETOSKEY RD	10/28/21	\$2,212,201	WD	\$2,212,201	\$867,600	39.22	\$1,756,385	\$1,545,840	\$1,090,024	4.12	1.18	\$374,931
Totals:			\$3,692,201		\$3,692,201	\$1,548,100		\$2,969,118	\$2,582,163	\$1,859,080	10.54	5.59	
Average												per Net Acre=>	244,894.06

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-14-100-022	1205 AUTO AVE	04/10/23	\$1,500,000	WD	\$1,500,000	\$193,000	12.87	\$589,825	\$1,305,142	\$394,967	8.49	8.49	\$153,727
Totals:			\$1,500,000		\$1,500,000	\$193,000		\$589,825	\$1,305,142	\$394,967	8.49	8.49	
Average												per Net Acre=>	153,726.97

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-15-200-026	707 WEST CONWAY RD	01/24/24	\$1,000,000	LC	\$1,000,000	\$140,000	14.00	\$284,328	\$940,672	\$225,000	15.00	15.00	\$62,711
Totals:			\$1,000,000		\$1,000,000	\$140,000		\$284,328	\$940,672	\$225,000	15.00	15.00	
Average												per Net Acre=>	62,711.47

Crooked Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Rate Group 1
08-16-13-476-001	2980 N HWY US 31	06/08/22	\$1,600,000	WD	\$1,600,000	\$725,500	45.34	\$1,627,738	\$624,762	\$652,500	250.0	533.0	\$2,499	STANDARD SITE
08-16-13-476-011	2890 ODEN RD	07/28/23	\$925,000	WD	\$925,000	\$439,900	47.56	\$917,678	\$281,372	\$274,050	105.0	564.0	\$2,680	STANDARD SITE
08-16-24-100-021	3042 N HWY US 31	06/28/23	\$475,000	WD	\$475,000	\$188,900	39.77	\$393,376	\$212,124	\$130,500	50.0	180.0	\$4,242	STANDARD SITE
08-16-24-200-005	5605 GRAHAM RD	02/09/21	\$505,000	WD	\$505,000	\$206,200	40.83	\$465,630	\$211,630	\$172,260	66.0	255.0	\$3,207	STANDARD SITE
Totals:			\$3,505,000		\$3,505,000	\$1,560,500		\$3,404,422	\$1,329,888	\$1,229,310	471.0			
											Average per FF=>		\$2,824	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Rate Group 1
08-16-24-126-014	3423 N HWY US 31	06/30/23	\$225,000	WD	\$225,000	\$81,600	36.27	\$169,336	\$120,976	\$65,312	52.0	220.0	\$2,326	ACROSS HWY
Totals:			\$225,000		\$225,000	\$81,600		\$169,336	\$120,976	\$65,312	52.0			
											Average per FF=>		\$2,326	

East Township Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-13-200-005	NORTH CONWAY RD	04/18/22	\$10,000	WD	\$10,000	\$3,100	31.00	\$7,583	\$10,000	\$7,583	0.38	0.38	\$26,110
08-16-13-200-037	HITCHINGS LANE	04/08/22	\$3,000	WD	\$3,000	\$2,300	76.67	\$11,108	\$3,000	\$11,108	0.56	0.56	\$5,348
08-16-13-220-102	2935 PINE BOUGH LANE	12/09/22	\$273,750	WD	\$273,750	\$106,700	38.98	\$257,126	\$35,355	\$18,731	0.95	0.95	\$37,373
		Totals:	\$286,750		\$286,750	\$112,100		\$275,817	\$48,355	\$37,422	1.89	1.89	
											Average		
											per Net Acre=>		
											25,584.66		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-13-200-002	HITCHINGS LANE	04/18/22	\$22,500	WD	\$22,500	\$11,300	50.22	\$22,441	\$22,500	\$22,441	1.82	0.92	\$12,356
08-16-13-100-029	2098 E HATHAWAY RD	06/23/21	\$25,000	WD	\$25,000	\$9,000	36.00	\$27,914	\$25,000	\$25,840	2.26	2.26	\$11,062
08-16-15-200-002	634 E HATHAWAY RD	06/29/21	\$220,000	WD	\$220,000	\$0	0.00	\$155,884	\$92,476	\$28,360	2.63	2.63	\$35,162
		Totals:	\$267,500		\$267,500	\$20,300		\$206,239	\$139,976	\$76,641	6.71	5.81	
											Average		
											per Net Acre=>	20,857.70	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
08-16-15-100-021	8116 CLAYTON RD	07/15/22	\$321,900	WD	\$321,900	\$121,300	37.68	\$297,125	\$66,791	\$42,016	3.72	3.72	\$17,955	
08-16-13-220-115	8165 RAMBLEWOOD LANE	03/01/23	\$380,000	WD	\$380,000	\$137,800	36.26	\$324,710	\$81,490	\$26,200	4.70	2.35	\$17,353	
08-16-01-100-011	EDWARD RD	09/15/22	\$37,000	WD	\$37,000	\$12,800	34.59	\$21,616	\$37,000	\$21,616	5.60	5.60	\$6,607	
Totals:			\$738,900		\$738,900	\$271,900		\$643,451	\$185,281	\$89,832	14.02	11.67		
											Average			
											per Net Acre=>	13,219.25		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-12-100-013	7350 NORTH CONWAY RD	05/24/21	\$355,000	WD	\$355,000	\$95,800	26.99	\$336,374	\$97,209	\$78,583	9.75	9.75	\$9,970
Totals:			\$355,000		\$355,000	\$95,800		\$336,374	\$97,209	\$78,583	9.75	9.75	
											Average per Net Acre==>	9,970.15	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-23-200-006		04/15/21	\$89,000	WD	\$89,000	\$0	0.00	\$76,000	\$89,000	\$76,000	15.00	15.00	\$5,933
		Totals:	\$89,000		\$89,000	\$0		\$76,000	\$89,000	\$76,000	15.00	15.00	
											Average		
											per Net Acre==>	5,933.33	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-01-100-010	EDWARD RD	09/20/22	\$125,000	WD	\$125,000	\$20,900	16.72	\$108,852	\$125,000	\$108,852	28.20	28.20	\$4,433
08-16-13-300-024		12/21/22	\$65,000	WD	\$65,000	\$0	0.00	\$126,000	\$65,000	\$126,000	31.25	31.25	\$2,080
		Totals:	\$190,000		\$190,000	\$20,900		\$234,852	\$190,000	\$234,852	59.45	59.45	
											Average per Net Acre==>	3,195.96	

East Township FF Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-01-301-023	2421 CHIPPEWA TR	04/27/21	\$289,000	WD	\$289,000	\$93,200	32.25	\$248,682	\$66,862	\$26,544	168.0	336.0	\$398
08-16-12-252-010	7495 LIEGL CT	09/16/22	\$275,000	WD	\$275,000	\$99,900	36.33	\$248,035	\$68,677	\$41,712	264.0	165.0	\$260
08-16-12-401-008	2680 LIEGL DR	05/24/21	\$155,000	WD	\$155,000	\$0	0.00	\$146,790	\$24,010	\$15,800	100.0	147.0	\$240
08-16-12-401-018	2685 LIEGL DR	12/17/21	\$175,000	WD	\$175,000	\$59,600	34.06	\$160,206	\$35,492	\$20,698	131.0	103.0	\$271
08-16-12-401-042	2680 LIEGL DR	05/24/21	\$155,000	WD	\$155,000	\$55,200	35.61	\$146,790	\$24,010	\$15,800	100.0	147.0	\$240
08-16-13-200-013	8275 NORTH CONWAY RD	09/06/22	\$15,000	WD	\$15,000	\$4,300	28.67	\$10,428	\$15,000	\$10,428	66.0	0.0	\$227
08-16-13-201-026	8051 NORTH CONWAY RD	04/15/21	\$195,000	WD	\$195,000	\$58,800	30.15	\$155,468	\$55,332	\$15,800	100.0	165.0	\$553
Totals:			\$1,259,000		\$1,259,000	\$371,000		\$1,116,399	\$289,383	\$146,782	929.0		
											Average per FF=>		\$311

Little Traverse Bay West Weque Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-17-176-039	1993 PENNSYLVANIA AVE	12/20/21	\$2,650,000	WD	\$2,650,000	\$1,139,600	43.00	\$2,580,410	\$2,435,780	\$2,366,190	61.0	180.0	\$39,931
08-16-17-176-043	1949 PENNSYLVANIA AVE	09/30/22	\$6,000,000	WD	\$6,000,000	\$1,966,500	32.78	\$5,013,623	\$5,990,287	\$5,003,910	129.0	170.0	\$46,436
Totals:			\$8,650,000		\$8,650,000	\$3,106,100		\$7,594,033	\$8,426,067	\$7,370,100	190.0		
											Average per FF=>		\$44,348

LT Bay Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-17-401-008	1264 FERN AVE	03/01/22	\$530,900	WD	\$530,900	\$142,900	26.92	\$384,040	\$255,559	\$108,699	57.0	88.0	\$4,483
Totals:			\$530,900		\$530,900	\$142,900		\$384,040	\$255,559	\$108,699	57.0		
Average per FF=>											\$4,483		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-22-101-021	3086 FORREST AVE	12/29/23	\$2,500,000	WD	\$2,500,000	\$531,400	21.26	\$1,121,232	\$1,523,700	\$144,932	76.0	175.0	\$20,049
Totals:			\$2,500,000		\$2,500,000	\$531,400		\$1,121,232	\$1,523,700	\$144,932	76.0		
Average per FF=>											\$20,049		

LT Bay Fern Ave Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-17-401-004	1391 FERN AVE	01/17/23	\$4,230,000	WD	\$4,230,000	\$2,452,600	57.98	\$4,598,865	\$3,162,275	\$3,531,140	161.5	991.1	\$19,582
08-16-17-401-026	1327 FERN AVE	07/29/21	\$4,261,200	WD	\$4,261,200	\$2,021,300	47.43	\$4,132,484	\$4,239,524	\$4,110,808	188.0	175.0	\$22,551
Totals:			\$8,491,200		\$8,491,200	\$4,473,900		\$8,731,349	\$7,401,799	\$7,641,948	349.5		
Average per FF=>											\$21,179		

LT Bay Forrest Cedar Cove

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-16-330-101	999 BEACH RD	09/30/20	\$425,000	WD	\$425,000	\$172,800	40.66	\$418,000	\$425,000	\$418,000	100.0	0.0	\$4,250
08-16-16-330-103	963 BEACH RD	09/04/20	\$411,000	WD	\$411,000	\$172,800	42.04	\$418,000	\$411,000	\$418,000	100.0	0.0	\$4,110
Totals:			\$836,000		\$836,000	\$345,600		\$836,000	\$836,000	\$836,000	200.0		
											Average per FF=>	\$4,180	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-16-300-005	867 BEACH RD	08/05/20	\$3,750,000	WD	\$3,750,000	\$690,600	18.42	\$3,651,166	\$1,886,269	\$1,787,435	107.0	362.0	\$17,629
Totals:			\$3,750,000		\$3,750,000	\$690,600		\$3,651,166	\$1,886,269	\$1,787,435	107.0		
										Average per FF=>	\$17,629		

Pleasantview Woods

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres
08-16-15-101-110	8162 PLEASANTVIEW WOODS DR	03/17/22	\$33,000	WD	\$33,000	\$8,500	25.76	\$22,465	\$33,000	\$22,465	0.81	0.81
08-16-15-101-110	8162 PLEASANTVIEW WOODS DR	11/11/22	\$28,000	WD	\$28,000	\$10,900	38.93	\$22,465	\$28,000	\$22,465	0.81	0.81
Totals:			\$61,000		\$61,000	\$19,400		\$44,930	\$61,000	\$44,930	1.62	1.62
											Average per Net Acre=>	37,607.89

Village of Ramona Park Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-17-425-112	1168 WEST BAY RD	08/18/22	\$1,225,000	WD	\$1,225,000	\$498,700	40.71	\$1,363,751	\$51,000	\$189,751	0.11	0.11	\$451,327	\$10.36
08-16-17-425-128	8667 RAMONA PARK BLVD	04/12/21	\$70,000	WD	\$70,000	\$31,200	44.57	\$134,471	\$70,000	\$134,471	0.08	0.08	\$875,000	\$20.09
Totals:			\$1,295,000		\$1,295,000	\$529,900		\$1,498,222	\$121,000	\$324,222	0.19	0.19		
													Average per SqFt=>	\$14.39

West Township Res Ag Acreage Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-15-225-105	676 PINE MEADOWS LN	10/21/21	\$15,000	WD	\$15,000	\$9,600	64.00	\$24,978	\$15,000	\$24,978	0.54	0.54	\$27,985
08-16-03-120-145	6085 TRILLIUM WOODS DR	05/02/22	\$44,500	WD	\$44,500	\$12,200	27.42	\$31,595	\$44,500	\$31,595	0.68	0.68	\$65,634
08-16-03-120-151	6117 WINTERGREEN DR	08/02/22	\$55,000	WD	\$55,000	\$12,200	22.18	\$31,641	\$55,000	\$31,641	0.68	0.68	\$81,001
08-16-03-120-143	6045 TRILLIUM WOODS DR	04/13/22	\$42,500	WD	\$42,500	\$13,600	32.00	\$35,090	\$42,500	\$35,090	0.75	0.75	\$56,441
08-16-08-401-112	7801 BAY MEADOWS DRIVE	03/15/22	\$19,000	WD	\$19,000	\$13,700	72.11	\$426,283	\$19,000	\$35,509	0.76	0.76	\$24,934
08-16-03-120-158	298 PLEASANT RIDGE DR	07/08/22	\$64,000	WD	\$64,000	\$14,500	22.66	\$37,606	\$64,000	\$37,606	0.81	0.81	\$79,306
08-16-03-120-157	316 PLEASANT RIDGE DR	07/06/21	\$51,500	WD	\$51,500	\$14,600	28.35	\$37,746	\$51,500	\$37,746	0.81	0.81	\$63,580
08-16-08-401-109	7950 BAY MEADOWS DRIVE	10/07/21	\$32,400	WD	\$32,400	\$15,600	48.15	\$40,356	\$32,400	\$40,356	0.87	0.87	\$37,413
08-16-10-120-106	130 FAWN RUN	03/09/22	\$40,000	WD	\$40,000	\$16,500	41.25	\$42,779	\$40,000	\$42,779	0.92	0.92	\$43,573
08-16-10-120-103	58 FAWN RUN	03/10/22	\$30,000	WD	\$30,000	\$16,500	55.00	\$131,326	\$30,000	\$42,825	0.92	0.92	\$32,644
08-16-09-226-105	171 NORTH VIEW TRAIL	09/02/22	\$22,900	MLC	\$22,900	\$16,700	72.93	\$43,152	\$22,900	\$43,152	0.93	0.93	\$24,730
08-16-10-100-013	7211 S PLEASANTVIEW RD	08/20/21	\$48,000	WD	\$48,000	\$23,100	48.13	\$84,852	\$48,000	\$43,478	0.93	0.93	\$51,447
08-16-05-101-007	6028 FOREST RIDGE LN	12/22/22	\$40,000	WD	\$40,000	\$17,100	42.75	\$44,270	\$40,000	\$44,270	0.95	0.95	\$42,105
08-16-16-145-117	557 ARCADIA DR	04/07/21	\$32,000	WD	\$32,000	\$18,100	56.56	\$47,143	\$32,000	\$47,143	1.08	1.08	\$29,602
08-16-03-120-155	340 PLEASANT RIDGE DR	07/06/21	\$69,000	WD	\$69,000	\$18,200	26.38	\$47,324	\$69,000	\$47,324	1.11	1.11	\$62,274
Totals:			\$605,800		\$605,800	\$232,200		\$1,106,141	\$605,800	\$585,492	12.73	12.73	
Average												per Net Acre=>	47,603.33

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-08-401-104	7593 BAY MEADOWS DRIVE	05/27/22	\$16,800	WD	\$16,800	\$18,700	111.31	\$49,548	\$16,800	\$49,548	1.44	1.44	\$11,667
08-16-16-226-013	459 ARCADIA DR	12/09/22	\$450,000	WD	\$450,000	\$184,700	41.04	\$461,563	\$38,039	\$49,602	1.45	1.45	\$26,270
08-16-16-100-050	7025 HARBOR PETOSKEY RD	12/29/22	\$192,000	WD	\$192,000	\$93,900	48.91	\$230,077	\$11,538	\$49,615	1.45	1.45	\$7,957
08-16-07-300-052	7549 HOYT RD	06/09/21	\$60,000	WD	\$60,000	\$23,100	38.50	\$53,614	\$60,000	\$49,950	1.50	1.50	\$40,000
08-16-07-300-052	7549 HOYT RD	11/01/21	\$115,000	WD	\$115,000	\$23,100	20.09	\$53,614	\$115,000	\$49,950	1.50	1.50	\$76,667
08-16-10-300-041	107 E HATHAWAY RD	11/29/21	\$228,500	WD	\$228,500	\$59,900	26.21	\$189,032	\$89,445	\$49,977	1.53	1.53	\$58,461
08-16-08-401-117	7931 BAY MEADOWS DRIVE	10/06/21	\$42,500	WD	\$42,500	\$30,700	72.24	\$61,395	\$42,500	\$61,395	1.71	0.71	\$24,854
08-16-08-425-104	7606 BLACKWOOD CT	05/20/21	\$298,500	WD	\$298,500	\$116,500	39.03	\$307,657	\$41,098	\$50,255	1.84	1.84	\$22,348
08-16-08-425-101	7516 BLACKWOOD CT	06/25/21	\$270,000	WD	\$270,000	\$107,900	39.96	\$285,224	\$35,053	\$50,277	1.86	1.86	\$18,815
08-16-03-300-014	6977 S PLEASANTVIEW RD	02/01/22	\$250,000	WD	\$250,000	\$86,000	34.40	\$214,416	\$85,917	\$50,333	1.93	1.93	\$44,632
Totals:			\$1,923,300		\$1,923,300	\$744,500		\$1,906,140	\$535,390	\$510,902	16.21	15.20	
Average												per Net Acre=>	33,038.57

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-03-300-036	6979 S PLEASANTVIEW RD	08/11/21	\$36,000	WD	\$36,000	\$19,800	55.00	\$50,461	\$36,000	\$50,461	2.01	2.01	\$17,910
08-16-22-200-002	9018 MINK RD	08/16/21	\$165,000	WD	\$165,000	\$83,100	50.36	\$213,623	\$4,827	\$53,450	2.50	2.50	\$1,931
08-16-22-200-002	9018 MINK RD	07/22/22	\$265,000	WD	\$265,000	\$90,000	33.96	\$213,623	\$104,827	\$53,450	2.50	2.50	\$41,931
08-16-07-300-055	BESTER RD	01/04/22	\$52,000	WD	\$52,000	\$21,900	42.12	\$53,556	\$52,000	\$53,556	2.52	2.52	\$20,635
08-16-17-227-007	6829 HARBOR PETOSKEY RD	02/08/22	\$165,000	WD	\$165,000	\$123,500	74.85	\$130,992	\$165,000	\$130,992	2.81	0.94	\$58,698
Totals:			\$683,000		\$683,000	\$338,300		\$662,255	\$362,654	\$341,909	12.34	10.47	
Average												per Net Acre=>	29,386.11

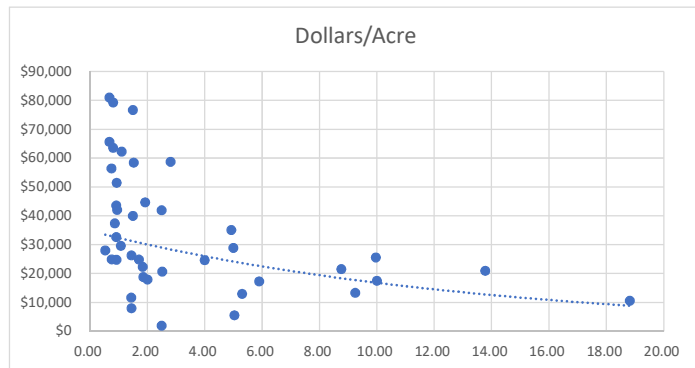
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-10-100-005	7143 S PLEASANTVIEW RD	05/31/22	\$300,000	WD	\$300,000	\$106,700	35.57	\$260,952	\$98,348	\$59,300	4.00	4.00	\$24,587
Totals:			\$300,000		\$300,000	\$106,700		\$260,952	\$98,348	\$59,300	4.00	4.00	
Average												per Net Acre=>	24,587.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
08-16-05-300-003	1595 CATOB RD	12/06/22	\$465,000	WD	\$465,000	\$148,800	32.00	\$354,362	\$172,914	\$62,276	4.93	4.93	\$35,074	
08-16-06-400-016	6952 EMMET HEIGHTS RD	07/20/21	\$427,000	WD	\$427,000	\$108,400	25.39	\$345,154	\$144,346	\$62,500	5.00	5.00	\$28,869	
08-16-05-300-013	1851 CATOB RD	02/25/22	\$235,000	WD	\$235,000	\$107,600	45.79	\$270,024	\$27,801	\$62,825	5.04	5.04	\$5,516	
08-16-16-100-012	7433 HARBOR PETOSKEY RD	12/16/21	\$360,000	WD	\$360,000	\$145,300	40.36	\$356,220	\$68,766	\$64,986	5.31	5.31	\$12,960	
08-16-09-200-025	7268 S PLEASANTVIEW RD	05/18/22	\$109,900	WD	\$109,900	\$0	0.00	\$77,660	\$102,053	\$69,813	5.90	5.90	\$17,297	
Totals:			\$1,596,900		\$1,596,900	\$510,100		\$1,403,420	\$515,880	\$322,400	26.18	26.18		
												Average per Net Acre=>		19,708.13

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
08-16-05-400-015	6570 HEDRICK RD	04/30/21	\$347,000	WD	\$347,000	\$92,900	26.77	\$246,973	\$188,310	\$88,283	8.76	8.76	\$21,497	
08-16-04-400-001	485 CATOB RD	10/22/21	\$319,900	WD	\$319,900	\$80,100	25.04	\$287,860	\$122,978	\$90,938	9.25	9.25	\$13,295	
08-16-04-200-012	CATOB RD	02/11/22	\$255,000	WD	\$255,000	\$37,400	14.67	\$94,838	\$255,000	\$94,838	9.97	9.97	\$25,577	
08-16-03-300-054	S PLEASANTVIEW RD	04/29/22	\$175,000	WD	\$175,000	\$37,500	21.43	\$95,000	\$175,000	\$95,000	10.00	10.00	\$17,500	
Totals:			\$1,096,900		\$1,096,900	\$247,900		\$724,671	\$741,288	\$369,059	37.98	37.98		
												Average per Net Acre=>		19,517.85

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-09-100-005	7139 HEDRICK RD	02/10/23	\$455,000	WD	\$455,000	\$134,000	29.45	\$319,603	\$288,993	\$153,596	13.78	10.00	\$20,972
Totals:			\$455,000		\$455,000	\$134,000		\$319,603	\$288,993	\$153,596	13.78	10.00	
Average per Net Acre=>												20,971.92	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-22-200-011	3340 HARBOR PETOSKEY RD	12/09/22	\$350,000	WD	\$350,000	\$125,500	35.86	\$304,682	\$198,530	\$153,212	18.82	18.82	\$10,549
Totals:			\$350,000		\$350,000	\$125,500		\$304,682	\$198,530	\$153,212	18.82	18.82	
Average per Net Acre=>												10,548.88	



Acres	Value
1.0	\$47,600
1.5	\$49,500
2.0	\$58,000
2.5	\$65,000
3.0	\$72,000
4.0	\$83,000
5.0	\$98,500
7.0	\$129,100
10.0	\$175,000
15.0	\$187,500
20.0	\$200,000
25.0	\$212,500
30.0	\$255,000
40.0	\$280,000
50.0	\$300,000
100.0	\$475,000

Village of Conway

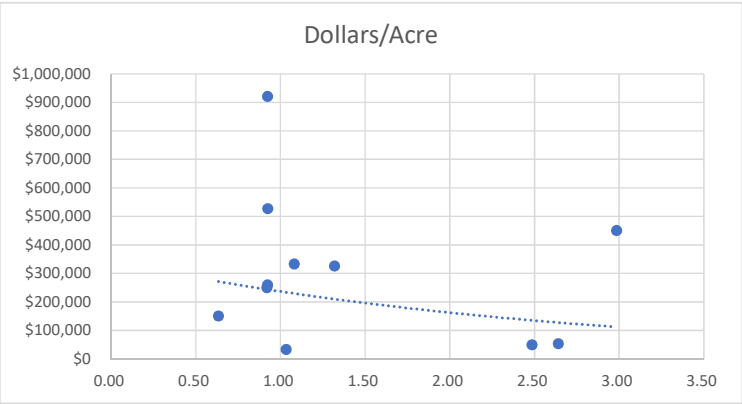
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-24-176-008	5057 COOK AVE	03/14/22	\$280,000	WD	\$280,000	\$66,800	23.86	\$206,413	\$129,387	\$55,800	150.0	300.0	\$863
08-16-24-176-011	4998 COOK AVE	10/04/22	\$295,000	WD	\$295,000	\$84,900	28.78	\$235,009	\$102,027	\$42,036	113.0	151.0	\$903
08-16-24-176-018	3189 N HWY US 31	01/26/22	\$152,500	WD	\$152,500	\$48,200	31.61	\$158,641	\$22,131	\$28,272	76.0	63.0	\$291
Totals:			\$727,500		\$727,500	\$199,900		\$600,063	\$253,545	\$126,108	339.0		
											Average		
											per FF=>	\$748	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-24-176-008	5057 COOK AVE	03/14/22	\$280,000	WD	\$280,000	\$66,800	23.86	\$206,413	\$129,387	\$55,800	150.0	300.0	\$863
08-16-24-176-011	4998 COOK AVE	10/04/22	\$295,000	WD	\$295,000	\$84,900	28.78	\$235,009	\$102,027	\$42,036	113.0	151.0	\$903
08-16-24-176-016	5068 COOK AVE	10/22/21	\$202,000	WD	\$202,000	\$39,800	19.70	\$128,365	\$92,235	\$18,600	50.0	150.0	\$1,845
08-16-24-176-018	3189 N HWY US 31	01/26/22	\$152,500	WD	\$152,500	\$48,200	31.61	\$158,641	\$22,131	\$28,272	76.0	63.0	\$291
08-16-24-176-041	5048 WARREN ST	06/30/22	\$145,000	WD	\$145,000	\$35,100	24.21	\$97,984	\$65,616	\$18,600	50.0	150.0	\$1,312
08-16-24-176-050	5087 COOK AVE	04/25/22	\$410,000	WD	\$410,000	\$85,700	20.90	\$244,275	\$221,525	\$55,800	150.0	60.0	\$1,477
Totals:			\$1,484,500		\$1,484,500	\$360,500		\$1,070,687	\$632,921	\$219,108	589.0		
											Average		
											per FF=>	\$1,075	

West Township View Properties

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-17-200-022	8425 BRIDGE ST	08/31/22	\$950,000	WD	\$950,000	\$387,400	40.78	\$1,025,772	\$95,439	\$171,211	0.63	0.63	\$150,535
08-16-16-426-105	7960 BAY SKIES CT	11/17/21	\$230,000	WD	\$230,000	\$57,200	24.87	\$787,130	\$230,000	\$248,175	0.92	0.92	\$250,272
08-16-16-426-102	7840 BAY SKIES CT	03/21/22	\$1,600,000	WD	\$1,600,000	\$337,600	21.10	\$998,441	\$851,084	\$249,525	0.92	0.92	\$921,087
08-16-16-426-104	BAY SKIES CT	12/07/22	\$240,000	WD	\$240,000	\$57,500	23.96	\$249,525	\$240,000	\$249,525	0.92	0.92	\$259,740
08-16-16-426-107	7935 BAY SKIES CT	12/09/22	\$1,500,000	WD	\$1,500,000	\$475,300	31.69	\$1,262,313	\$487,482	\$249,795	0.93	0.93	\$527,008
08-16-17-251-014	1449 MEADOW GATE LANE	10/20/21	\$1,300,000	WD	\$1,300,000	\$754,100	58.01	\$1,537,679	\$34,803	\$272,482	1.03	1.03	\$33,659
08-16-16-176-003	7356 E BLUFFWOOD	05/26/21	\$443,500	WD	\$443,500	\$163,900	36.96	\$358,975	\$360,371	\$275,846	1.08	1.08	\$333,368
08-16-17-251-010	1341 MEADOW GATE LANE	12/15/21	\$1,595,000	WD	\$1,595,000	\$447,300	28.04	\$1,457,921	\$429,959	\$292,880	1.32	1.32	\$325,973
Totals:			\$7,858,500		\$7,858,500	\$2,680,300		\$7,677,756	\$2,729,138	\$2,009,439	7.76	7.76	
Average per Net Acre=>												351,693.04	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-17-200-024	6844 HARBOR PETOSKEY RD	07/21/21	\$1,169,000	WD	\$1,169,000	\$587,600	50.27	\$1,517,260	\$123,715	\$471,975	2.49	1.16	\$49,785
08-16-17-227-007	6829 HARBOR PETOSKEY RD	08/10/21	\$141,000	WD	\$141,000	\$123,500	87.59	\$246,918	\$141,000	\$246,918	2.64	0.94	\$53,389
08-16-17-152-004	1881 FAIRVIEW AVE	04/21/21	\$1,625,000	WD	\$1,625,000	\$663,100	40.81	\$788,458	\$1,345,450	\$508,908	2.98	1.12	\$450,888
Totals:			\$2,935,000		\$2,935,000	\$1,374,200		\$2,552,636	\$1,610,165	\$1,227,801	8.11	3.22	
Average per Net Acre=>												198,540.69	



Acres	Value
1.0	\$351,693
1.5	\$374,386
2.0	\$397,080
2.5	\$419,080
3.0	\$439,080
4.0	\$454,080
5.0	\$469,080
7.0	\$481,080

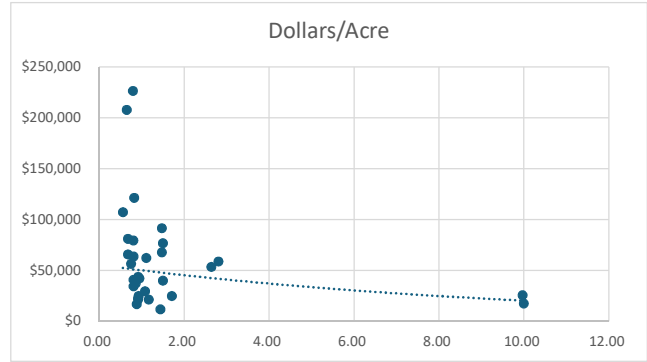
Little Traverse West Township Acreage Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-17-202-107	EAST RIDGE ROAD	08/09/21	\$60,000	WD	\$60,000	\$76,100	126.83	\$60,267	\$60,000	\$60,267	0.56	0.56	\$107,143
08-16-17-125-124	7816 EAST RIDGE ROAD	01/14/22	\$135,000	WD	\$135,000	\$31,900	23.63	\$70,352	\$135,000	\$69,952	0.65	0.65	\$207,692
08-16-03-120-145	6085 TRILLIUM WOODS DR	05/02/22	\$44,500	WD	\$44,500	\$12,200	27.42	\$31,595	\$44,500	\$31,595	0.68	0.68	\$65,634
08-16-03-120-151	6117 WINTERGREEN DR	08/02/22	\$55,000	WD	\$55,000	\$12,200	22.18	\$31,641	\$55,000	\$31,641	0.68	0.68	\$81,001
08-16-08-401-117	7931 BAY MEADOWS DRIVE	10/06/21	\$42,500	WD	\$42,500	\$30,700	72.24	\$61,395	\$42,500	\$61,395	1.71	0.71	\$24,854
08-16-03-120-143	6045 TRILLIUM WOODS DR	04/13/22	\$42,500	WD	\$42,500	\$13,600	32.00	\$35,090	\$42,500	\$35,090	0.75	0.75	\$56,441
08-16-17-125-109	7788 EAST RIDGE ROAD	03/09/22	\$180,000	WD	\$180,000	\$39,000	21.67	\$85,957	\$180,000	\$85,557	0.80	0.80	\$226,415
08-16-03-120-158	298 PLEASANT RIDGE DR	07/08/22	\$64,000	WD	\$64,000	\$14,500	22.66	\$37,606	\$64,000	\$37,606	0.81	0.81	\$79,306
08-16-03-120-157	316 PLEASANT RIDGE DR	07/06/21	\$51,500	WD	\$51,500	\$14,600	28.35	\$37,746	\$51,500	\$37,746	0.81	0.81	\$63,580
08-16-15-101-110	8162 PLEASANTVIEW WOODS DR	03/17/22	\$33,000	WD	\$33,000	\$8,500	25.76	\$22,465	\$33,000	\$22,465	0.81	0.81	\$40,691
08-16-15-101-110	8162 PLEASANTVIEW WOODS DR	11/11/22	\$28,000	WD	\$28,000	\$10,900	38.93	\$22,465	\$28,000	\$22,465	0.81	0.81	\$34,525
08-16-17-125-121	EAST RIDGE ROAD	01/14/22	\$100,000	WD	\$100,000	\$40,400	40.40	\$89,186	\$100,000	\$88,786	0.83	0.83	\$121,212
08-16-08-401-109	7950 BAY MEADOWS DRIVE	10/07/21	\$32,400	WD	\$32,400	\$15,600	48.15	\$40,356	\$32,400	\$40,356	0.87	0.87	\$37,413
08-16-04-475-117	6927 HARDWOOD CT	05/24/21	\$15,000	WD	\$15,000	\$10,000	66.67	\$41,241	\$15,000	\$41,241	0.89	0.89	\$16,949
08-16-10-120-106	130 FAWN RUN	03/09/22	\$40,000	WD	\$40,000	\$16,500	41.25	\$42,779	\$40,000	\$42,779	0.92	0.92	\$43,573
08-16-10-120-114	107 FAWN RUN	04/07/22	\$19,900	WD	\$19,900	\$16,500	82.91	\$42,825	\$19,900	\$42,825	0.92	0.92	\$21,654
08-16-10-120-105	106 FAWN RUN	05/20/21	\$21,000	WD	\$21,000	\$16,600	79.05	\$42,872	\$21,000	\$42,872	0.92	0.92	\$22,826
08-16-09-226-105	171 NORTH VIEW TRAIL	09/02/22	\$22,900	MLC	\$22,900	\$16,700	72.93	\$43,152	\$22,900	\$43,152	0.93	0.93	\$24,730
08-16-17-227-007	6829 HARBOR PETOSKEY RD	08/10/21	\$141,000	WD	\$141,000	\$123,500	87.59	\$246,918	\$141,000	\$246,918	2.64	0.94	\$53,389
08-16-17-227-007	6829 HARBOR PETOSKEY RD	02/08/22	\$165,000	WD	\$165,000	\$123,500	74.85	\$130,992	\$165,000	\$130,992	2.81	0.94	\$58,698
08-16-05-101-007	6028 FOREST RIDGE LN	12/22/22	\$40,000	WD	\$40,000	\$17,100	42.75	\$44,270	\$40,000	\$44,270	0.95	0.95	\$42,105
08-16-16-145-117	557 ARCADIA DR	04/07/21	\$32,000	WD	\$32,000	\$18,100	56.56	\$47,143	\$32,000	\$47,143	1.08	1.08	\$29,602
08-16-03-120-155	340 PLEASANT RIDGE DR	07/06/21	\$69,000	WD	\$69,000	\$18,200	26.38	\$47,324	\$69,000	\$47,324	1.11	1.11	\$62,274
08-16-16-145-110	ARCADIA DR	05/28/21	\$25,000	WD	\$25,000	\$18,300	73.20	\$47,719	\$25,000	\$47,719	1.17	1.17	\$21,422
Totals:			\$1,459,200		\$1,459,200	\$715,200		\$1,403,356	\$1,459,200	\$1,402,156	25.08	20.50	
Average per Net Acre=>											58,179.50		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-08-401-104	7593 BAY MEADOWS DRIVE	05/27/22	\$16,800	WD	\$16,800	\$18,700	111.31	\$49,548	\$16,800	\$49,548	1.44	1.44	\$11,667
08-16-17-125-130	EAST RIDGE ROAD	01/14/22	\$100,000	WD	\$100,000	\$0	0.00	\$159,138	\$100,000	\$158,738	1.48	1.48	\$67,797
08-16-17-125-130	EAST RIDGE ROAD	01/14/22	\$135,000	WD	\$135,000	\$0	0.00	\$159,138	\$135,000	\$158,738	1.48	1.48	\$91,525
08-16-07-300-052	7549 HOYT RD	06/09/21	\$60,000	WD	\$60,000	\$23,100	38.50	\$53,614	\$60,000	\$49,950	1.50	1.50	\$40,000
08-16-07-300-052	7549 HOYT RD	11/01/21	\$115,000	WD	\$115,000	\$23,100	20.09	\$53,614	\$115,000	\$49,950	1.50	1.50	\$76,667
Totals:			\$426,800		\$426,800	\$64,900		\$475,052	\$426,800	\$466,924	7.39	7.39	
Average per Net Acre=>											57,753.72		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-08-401-104	7593 BAY MEADOWS DRIVE	05/27/22	\$16,800	WD	\$16,800	\$18,700	111.31	\$49,548	\$16,800	\$49,548	1.44	1.44	\$11,667
08-16-17-125-130	EAST RIDGE ROAD	01/14/22	\$100,000	WD	\$100,000	\$0	0.00	\$159,138	\$100,000	\$158,738	1.48	1.48	\$67,797
08-16-17-125-130	EAST RIDGE ROAD	01/14/22	\$135,000	WD	\$135,000	\$0	0.00	\$159,138	\$135,000	\$158,738	1.48	1.48	\$91,525
08-16-07-300-052	7549 HOYT RD	06/09/21	\$60,000	WD	\$60,000	\$23,100	38.50	\$53,614	\$60,000	\$49,950	1.50	1.50	\$40,000
08-16-07-300-052	7549 HOYT RD	11/01/21	\$115,000	WD	\$115,000	\$23,100	20.09	\$53,614	\$115,000	\$49,950	1.50	1.50	\$76,667
08-16-03-300-036	6979 S PLEASANTVIEW RD	08/11/21	\$36,000	WD	\$36,000	\$19,800	55.00	\$50,461	\$36,000	\$50,461	2.01	2.01	\$17,910
08-16-07-300-055	BESTER RD	01/04/22	\$52,000	WD	\$52,000	\$21,900	42.12	\$53,556	\$52,000	\$53,556	2.52	2.52	\$20,635
Totals:			\$514,800		\$514,800	\$106,600		\$579,069	\$514,800	\$570,941	11.92	11.92	
Average per Net Acre=>											43,187.92		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-16-04-200-012	CATOB RD	02/11/22	\$255,000	WD	\$255,000	\$37,400	14.67	\$94,838	\$255,000	\$94,838	9.97	9.97	\$25,577
08-16-03-300-054	S PLEASANTVIEW RD	04/29/22	\$175,000	WD	\$175,000	\$37,500	21.43	\$95,000	\$175,000	\$95,000	10.00	10.00	\$17,500
Totals:			\$430,000		\$430,000	\$74,900		\$189,838	\$430,000	\$189,838	19.97	19.97	
Average per Net Acre=>											21,532.30		



Acres	Value
1.0	\$65,000
1.5	\$43,000
2.0	
2.5	
3.0	
4.0	
5.0	
7.0	
10.0	
15.0	
20.0	
30.0	
40.0	
50.0	
100.0	

West Township FF Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-05-101-022	6173 FOREST RIDGE LN	07/21/22	\$399,000	WD	\$399,000	\$137,100	34.36	\$345,083	\$86,941	\$33,024	128.0	243.0	\$679
08-16-05-101-025	6128 FOREST RIDGE LN	07/25/22	\$552,000	WD	\$552,000	\$178,000	32.25	\$447,366	\$141,270	\$36,636	142.0	228.0	\$995
08-16-06-251-006	2419 MANITOU TR	11/30/21	\$429,000	WD	\$429,000	\$104,800	24.43	\$361,227	\$106,473	\$38,700	150.0	282.0	\$710
08-16-09-200-017	7126 S PLEASANTVIEW RD	04/01/21	\$258,500	WD	\$258,500	\$83,400	32.26	\$234,942	\$62,258	\$38,700	150.0	271.0	\$415
08-16-14-351-001	8775 MINK RD	08/11/21	\$250,000	WD	\$250,000	\$70,300	28.12	\$199,076	\$95,558	\$44,634	173.0	274.0	\$552
08-16-15-300-019	8930 HARBOR PETOSKEY RD	11/12/21	\$295,000	WD	\$295,000	\$58,900	19.97	\$145,770	\$190,871	\$41,641	161.4	155.4	\$1,183
08-16-15-476-005	875 MEADOW LANE	05/12/21	\$339,000	WD	\$339,000	\$124,900	36.84	\$293,123	\$80,707	\$34,830	135.0	296.0	\$598
08-16-15-476-008	949 MEADOW LANE	01/31/22	\$407,000	WD	\$407,000	\$131,800	32.38	\$307,728	\$138,230	\$38,958	151.0	271.0	\$915
08-16-15-476-011	780 MEADOW LANE	09/07/22	\$413,650	WD	\$413,650	\$174,000	42.06	\$367,148	\$109,196	\$62,694	243.0	176.0	\$449
08-16-15-477-005	851 WOODVIEW DR	12/21/22	\$315,000	WD	\$315,000	\$98,300	31.21	\$224,433	\$125,913	\$35,346	137.0	296.0	\$919
08-16-16-100-021	7391 HARBOR PETOSKEY RD	03/04/22	\$150,000	WD	\$150,000	\$34,000	22.67	\$120,345	\$45,651	\$15,996	62.0	166.0	\$736
08-16-17-201-003	17 HARBOR LN	12/15/21	\$319,900	WD	\$319,900	\$95,900	29.98	\$232,731	\$116,581	\$29,412	114.0	129.0	\$1,023
08-16-17-201-004	25 HARBOR LN	05/27/22	\$170,000	WD	\$170,000	\$76,000	44.71	\$161,910	\$39,308	\$31,218	121.0	217.0	\$325
08-16-17-201-007	8111 HEDRICK RD	12/08/21	\$226,000	WD	\$226,000	\$93,800	41.50	\$220,722	\$32,368	\$27,090	105.0	78.0	\$308
08-16-17-201-022	73 HARBOR LN	11/03/22	\$346,500	WD	\$346,500	\$117,900	34.03	\$261,192	\$121,944	\$36,636	142.0	232.0	\$859
08-16-17-201-023	121 HILL DR	11/24/21	\$350,000	WD	\$350,000	\$140,400	40.11	\$356,991	\$44,609	\$51,600	200.0	190.0	\$223
Totals:			\$5,220,550		\$5,220,550	\$1,719,500		\$4,279,787	\$1,537,878	\$597,115	2,314.4		
											Average per FF=>		\$664

West Weque Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
08-16-18-150-018	8287 CEDAR LN	06/30/21	\$570,000	WD	\$570,000	\$292,000	51.23	\$741,395	\$467,737	\$639,132	102.0	149.2	\$4,586
08-16-18-177-012	2635 TRAVERSE PARK	02/01/22	\$2,935,000	WD	\$2,935,000	\$553,900	18.87	\$1,158,039	\$2,259,443	\$482,482	77.0	80.0	\$29,343
Totals:			\$3,505,000		\$3,505,000	\$845,900		\$1,899,434	\$2,727,180	\$1,121,614	179.0		
											Average		
											per FF=>	\$15,236	

Breakers East Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-17-426-103	1047 BEACH RD	09/14/22	\$1,099,000	WD	\$1,099,000	\$297,300	27.05	\$879,230	\$1,099,000	\$879,230	0.05	0.05	\$20,351,852	\$467.21
08-16-17-426-107	1027 BEACH RD	10/25/22	\$900,000	WD	\$800,000	\$297,300	37.16	\$879,230	\$800,000	\$879,230	0.05	0.05	\$14,814,815	\$340.10
08-16-17-426-110	1011 BEACH RD	09/13/22	\$1,025,000	WD	\$1,025,000	\$378,800	36.96	\$879,230	\$1,025,000	\$879,230	0.05	0.05	\$18,981,481	\$435.75
Totals:			\$3,024,000		\$2,924,000	\$973,400		\$2,637,690	\$2,924,000	\$2,637,690	0.16	0.16		
													Average per SqFt=>	\$414.36

Harbor Cove Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-16-326-101	436 RIDGEWOOD DR	12/05/22	\$520,000	WD	\$520,000	\$213,800	41.12	\$490,675	\$520,000	\$490,675	0.06	0.06	\$9,454,545	\$217.05
08-16-16-401-107	235 HARBOR DRIVE EAST	02/04/22	\$375,000	WD	\$375,000	\$109,200	29.12	\$251,306	\$375,000	\$251,306	0.03	0.03	\$13,392,857	\$307.46
08-16-16-401-118	178 HARBOR DRIVE EAST	07/08/22	\$350,000	WD	\$350,000	\$108,200	30.91	\$248,425	\$350,000	\$248,425	0.03	0.03	\$12,500,000	\$286.96
08-16-16-401-128	232 HARBOR DRIVE EAST	02/21/23	\$396,000	WD	\$396,000	\$109,500	27.65	\$251,306	\$396,000	\$251,306	0.03	0.03	\$14,142,857	\$324.68
08-16-16-401-135	268 HARBOR DRIVE EAST	03/24/23	\$535,000	WD	\$535,000	\$130,900	24.47	\$300,497	\$535,000	\$300,497	0.03	0.03	\$15,735,294	\$361.23
08-16-16-401-156	8692 DEER RUN	01/27/23	\$410,000	WD	\$410,000	\$136,600	33.32	\$313,670	\$410,000	\$313,670	0.04	0.04	\$11,714,286	\$268.92
08-16-16-401-159	415 RIDGEWOOD DR	10/14/22	\$410,000	WD	\$410,000	\$136,600	33.32	\$313,670	\$410,000	\$313,670	0.04	0.04	\$11,714,286	\$268.92
08-16-16-401-160	415 RIDGEWOOD DR	03/30/23	\$577,000	WD	\$577,000	\$136,600	23.67	\$313,670	\$577,000	\$313,670	0.04	0.04	\$16,485,714	\$378.46
08-16-16-401-192	8656 DEER RUN	08/25/21	\$370,356	WD	\$370,356	\$136,300	36.80	\$313,670	\$370,356	\$313,670	0.04	0.04	\$10,581,600	\$242.92
08-16-16-401-194	8668 DEER RUN	12/08/21	\$402,000	WD	\$402,000	\$158,600	39.45	\$364,919	\$402,000	\$364,919	0.04	0.04	\$9,804,878	\$225.09
08-16-16-401-202	398 RIDGEWOOD DR	05/12/22	\$512,000	WD	\$512,000	\$165,300	32.29	\$379,326	\$512,000	\$379,326	0.04	0.04	\$12,190,476	\$279.85
Totals:			\$4,857,356		\$4,857,356	\$1,541,600		\$3,541,134	\$4,857,356	\$3,541,134	0.40	0.40		
													Average per SqFt=>	\$281.59

Cedar Shores Cove Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-16-351-113	889 BEACH RD	01/13/22	\$925,000	WD	\$925,000	\$396,100	42.82	\$792,163	\$925,000	\$792,163	0.05	0.05	\$17,129,630	\$393.24
Totals:			\$925,000		\$925,000	\$396,100		\$792,163	\$925,000	\$792,163	0.05	0.05	Average per SqFt=> \$393.24	

Hideaway Valley Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-11-101-101	1185 HIDEAWAY VALLEY DR	08/11/22	\$286,000	WD	\$286,000	\$65,000	22.73	\$210,908	\$286,000	\$210,908	0.04	0.04	\$7,944,444	\$182.38
08-16-11-101-102	1185 HIDEAWAY VALLEY DR	07/02/21	\$160,000	WD	\$160,000	\$64,400	40.25	\$209,303	\$160,000	\$209,303	0.04	0.04	\$4,444,444	\$102.03
08-16-11-101-103	1185 HIDEAWAY VALLEY DR	03/01/22	\$237,500	WD	\$237,500	\$64,400	27.12	\$209,303	\$237,500	\$209,303	0.04	0.04	\$5,937,500	\$136.31
08-16-11-101-104	1185 HIDEAWAY VALLEY DR	05/21/21	\$165,500	WD	\$165,500	\$64,400	38.91	\$209,303	\$165,500	\$209,303	0.04	0.04	\$4,597,222	\$105.54
08-16-11-101-106	1185 HIDEAWAY VALLEY DR	02/24/22	\$275,000	WD	\$275,000	\$64,900	23.60	\$210,908	\$275,000	\$210,908	0.04	0.04	\$7,638,889	\$175.36
08-16-11-101-108	1185 HIDEAWAY VALLEY DR	07/14/21	\$260,000	WD	\$260,000	\$64,400	24.77	\$209,303	\$260,000	\$209,303	0.04	0.04	\$7,222,222	\$165.80
08-16-11-101-120	1185 HIDEAWAY VALLEY DR	10/06/21	\$235,000	WD	\$235,000	\$64,400	27.40	\$209,303	\$235,000	\$209,303	0.04	0.04	\$6,527,778	\$149.86
08-16-11-101-123	1185 HIDEAWAY VALLEY DR	06/01/21	\$225,000	WD	\$225,000	\$64,400	28.62	\$209,303	\$225,000	\$209,303	0.04	0.04	\$6,250,000	\$143.48
08-16-11-101-125	1185 HIDEAWAY VALLEY DR	05/25/22	\$385,000	WD	\$385,000	\$65,000	16.88	\$210,908	\$385,000	\$210,908	0.04	0.04	\$10,694,444	\$245.51
08-16-11-101-129	1185 HIDEAWAY VALLEY DR	07/15/22	\$375,000	WD	\$375,000	\$64,500	17.20	\$209,303	\$375,000	\$209,303	0.04	0.04	\$10,416,667	\$239.13
08-16-11-101-136	1185 HIDEAWAY VALLEY DR	11/30/21	\$283,000	WD	\$283,000	\$64,900	22.93	\$210,908	\$283,000	\$210,908	0.04	0.04	\$7,861,111	\$180.47
08-16-11-101-139	1185 HIDEAWAY VALLEY DR	06/30/21	\$235,000	WD	\$235,000	\$64,400	27.40	\$209,303	\$235,000	\$209,303	0.04	0.04	\$6,527,778	\$149.86
08-16-11-101-147	1185 HIDEAWAY VALLEY DR	04/19/21	\$230,000	WD	\$230,000	\$97,500	42.39	\$316,964	\$230,000	\$316,964	0.05	0.05	\$4,259,259	\$97.78
08-16-11-101-153	1185 HIDEAWAY VALLEY DR	05/04/22	\$402,095	WD	\$402,095	\$97,600	24.27	\$316,964	\$402,095	\$316,964	0.05	0.05	\$7,446,204	\$170.94
08-16-11-101-159	1185 HIDEAWAY VALLEY DR	03/04/22	\$275,000	WD	\$275,000	\$97,500	35.45	\$316,964	\$275,000	\$316,964	0.05	0.05	\$5,092,593	\$116.91
08-16-11-101-160	1185 HIDEAWAY VALLEY DR	09/16/22	\$418,500	WD	\$418,500	\$97,600	23.32	\$316,964	\$418,500	\$316,964	0.05	0.05	\$7,750,000	\$177.92
08-16-11-101-168	1185 HIDEAWAY VALLEY DR	11/01/22	\$337,500	WD	\$337,500	\$69,200	20.50	\$224,683	\$337,500	\$224,683	0.04	0.04	\$8,653,846	\$198.66
08-16-11-101-171	1185 HIDEAWAY VALLEY DR	12/15/21	\$335,000	WD	\$335,000	\$97,500	29.10	\$316,964	\$335,000	\$316,964	0.05	0.05	\$6,203,704	\$142.42
Totals:			\$5,120,095		\$5,120,095	\$1,332,000		\$4,327,559	\$5,120,095	\$4,327,559	0.75	0.74		
													Average per SqFt=>	\$157.77

Inland House Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-24-177-101	3220 N HWY US 31	08/15/22	\$225,000	WD	\$225,000	\$65,000	28.89	\$129,995	\$225,000	\$129,995	0.02	0.02	\$15,000,000	\$344.35
08-16-24-177-101	3220 N HWY US 31	03/20/23	\$288,000	WD	\$288,000	\$65,000	22.57	\$139,985	\$288,000	\$139,985	0.02	0.02	\$19,200,000	\$440.77
08-16-24-177-105	3220 N HWY US 31	06/10/22	\$245,000	WD	\$245,000	\$62,300	25.43	\$134,242	\$245,000	\$134,242	0.02	0.02	\$16,333,333	\$374.96
08-16-24-177-106	3220 N HWY US 31	07/28/22	\$250,000	WD	\$250,000	\$62,400	24.96	\$134,450	\$250,000	\$134,450	0.02	0.02	\$16,666,667	\$382.61
08-16-24-177-107	3220 N HWY US 31	11/17/22	\$156,000	WD	\$156,000	\$33,500	21.47	\$66,933	\$156,000	\$66,933	0.01	0.01	\$19,500,000	\$447.66
08-16-24-177-108	3220 N HWY US 31	09/30/22	\$153,000	WD	\$153,000	\$29,800	19.48	\$59,583	\$153,000	\$59,583	0.01	0.01	\$21,857,143	\$501.77
08-16-24-177-111	3220 N HWY US 31	05/18/21	\$80,000	WD	\$80,000	\$33,400	41.75	\$72,124	\$80,000	\$72,124	0.01	0.01	\$10,000,000	\$229.57
08-16-24-177-112	3220 N HWY US 31	09/10/21	\$87,000	WD	\$87,000	\$33,800	38.85	\$72,958	\$87,000	\$72,958	0.01	0.01	\$10,875,000	\$249.66
08-16-24-177-125	3220 MERRITT ST	03/13/23	\$375,000	WD	\$375,000	\$114,300	30.48	\$246,388	\$375,000	\$246,388	0.03	0.03	\$13,888,889	\$318.85
08-16-24-177-127	3220 MERRITT ST	06/23/22	\$300,000	WD	\$300,000	\$85,000	28.33	\$169,843	\$300,000	\$169,843	0.02	0.02	\$15,000,000	\$344.35
08-16-24-177-133	3220 MERRITT ST	10/07/22	\$275,000	WD	\$275,000	\$85,000	30.91	\$169,843	\$275,000	\$169,843	0.02	0.02	\$13,750,000	\$315.66
Totals:			\$2,434,000		\$2,434,000	\$669,500		\$1,396,344	\$2,434,000	\$1,396,344	0.16	0.16		
													Average per SqFt=>	\$353.65

HarborTown Commerce Center Storage Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-15-426-105	970 WEST CONWAY RD	07/14/23	\$119,153	MLC	\$119,153	\$41,800	35.08	\$83,404	\$119,153	\$83,404	0.03	0.01	\$4,255,464	\$97.69
08-16-15-426-112	8516 MINK RD	08/12/22	\$90,000	WD	\$90,000	\$26,200	29.11	\$52,426	\$90,000	\$52,426	0.02	0.01	\$3,750,000	\$86.09
08-16-15-426-112	8516 MINK RD	09/15/23	\$120,000	WD	\$120,000	\$36,000	30.00	\$71,820	\$120,000	\$71,820	0.02	0.01	\$5,000,000	\$114.78
08-16-15-426-115	1071 WEST CONWAY RD	09/14/22	\$215,000	WD	\$215,000	\$80,000	37.21	\$160,063	\$215,000	\$160,063	0.07	0.03	\$2,945,205	\$67.61
Totals:			\$544,153		\$544,153	\$184,000		\$367,713	\$544,153	\$367,713	0.15	0.06		
													Average per SqFt=>	\$83.84

Moeller Drive Storage Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-14-388-104	8932 MOELLER DR #4	03/01/22	\$238,200	WD	\$238,200	\$101,500	42.61	\$210,185	\$238,200	\$210,185	0.05	0.05	\$5,068,085	\$116.35
08-16-14-388-105	8932 MOELLER DR	06/10/22	\$218,700	WD	\$218,700	\$110,300	50.43	\$220,360	\$218,700	\$220,360	0.05	0.05	\$4,463,265	\$102.46
08-16-14-388-109	8932 MOELLER DR	01/10/22	\$345,540	WD	\$345,540	\$0	0.00	\$318,104	\$345,540	\$318,104	0.07	0.07	\$4,866,761	\$111.73
08-16-14-388-110	8932 MOELLER DR	12/29/21	\$345,540	WD	\$345,540	\$0	0.00	\$318,104	\$345,540	\$318,104	0.07	0.07	\$4,866,761	\$111.73
08-16-14-388-111	8932 MOELLER DR	01/27/22	\$395,000	WD	\$395,000	\$0	0.00	\$318,104	\$395,000	\$318,104	0.07	0.07	\$5,563,380	\$127.72
08-16-14-388-112	8932 MOELLER DR	01/27/22	\$345,540	WD	\$345,540	\$0	0.00	\$318,104	\$345,540	\$318,104	0.07	0.07	\$4,866,761	\$111.73
08-16-14-388-113	8932 MOELLER DR	08/11/22	\$650,000	WD	\$650,000	\$166,600	25.63	\$318,104	\$650,000	\$318,104	0.07	0.07	\$9,154,930	\$210.17
08-16-14-388-114	8932 MOELLER DR	06/03/22	\$374,540	WD	\$374,540	\$166,600	44.48	\$333,007	\$374,540	\$333,007	0.07	0.07	\$5,061,351	\$116.19
08-16-14-388-116	8932 MOELLER DR	02/24/23	\$758,000	WD	\$758,000	\$0	0.00	\$354,488	\$758,000	\$354,488	0.08	0.08	\$9,594,937	\$220.27
08-16-14-388-117	8932 MOELLER DR	03/22/23	\$395,000	WD	\$395,000	\$0	0.00	\$234,338	\$395,000	\$234,338	0.05	0.05	\$7,596,154	\$174.38
08-16-14-388-118	8932 MOELLER DR	03/22/23	\$675,000	WD	\$675,000	\$0	0.00	\$464,360	\$675,000	\$464,360	0.10	0.10	\$6,490,385	\$149.00
Totals:			\$4,741,060		\$4,741,060	\$545,000		\$3,407,258	\$4,741,060	\$3,407,258	0.76	0.76		
													Average per SqFt=>	\$143.21

West Conway Storage Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
08-16-14-306-102	8511 MCBRIDE PARK DR	05/25/23	\$200,000	WD	\$200,000	\$46,100	23.05	\$92,209	\$200,000	\$92,209	0.04	0.04	\$5,714,286	\$131.18
08-16-14-306-105	8529 MCBRIDE PARK DR	01/10/22	\$145,000	WD	\$145,000	\$41,000	28.28	\$108,078	\$145,000	\$108,078	0.04	0.04	\$3,536,585	\$81.19
08-16-15-277-109	891 WEST CONWAY RD	11/12/21	\$32,000	WD	\$32,000	\$15,300	47.81	\$19,957	\$32,000	\$19,957	0.01	0.01	\$4,000,000	\$91.83
08-16-15-279-106	853 W CONWAY RD	06/12/23	\$138,710	WD	\$138,710	\$1,500	1.08	\$60,952	\$138,710	\$60,952	0.02	0.02	\$6,030,870	\$138.45
08-16-15-279-107	853 W CONWAY RD	06/28/23	\$138,710	WD	\$138,710	\$1,500	1.08	\$60,952	\$138,710	\$60,952	0.02	0.02	\$6,030,870	\$138.45
08-16-15-403-128	8545 HARBOR PETOSKEY RD	10/07/21	\$100,000	WD	\$100,000	\$20,200	20.20	\$87,340	\$100,000	\$87,340	0.03	0.03	\$3,030,303	\$69.57
08-16-15-403-133	8545 HARBOR PETOSKEY RD	02/10/21	\$35,000	WD	\$35,000	\$10,300	29.43	\$46,225	\$35,000	\$46,225	0.02	0.02	\$1,944,444	\$44.64
08-16-15-404-112	688 WEST CONWAY RD	09/23/22	\$90,000	WD	\$90,000	\$18,900	21.00	\$45,744	\$90,000	\$45,744	0.02	0.02	\$5,294,118	\$121.54
Totals:			\$879,420		\$879,420	\$154,800		\$521,457	\$879,420	\$521,457	0.20	0.20		
													Average per SqFt=>	\$101.96

West Township ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-16-426-107	7935 BAY SKIES CT	12/09/22	\$1,500,000	WD	\$1,500,000	\$475,300	31.69	\$1,337,834	\$359,950	\$1,140,050	\$821,061	1.389
08-16-17-125-108	8073 RIDGE VIEW COURT	06/18/21	\$1,420,000	WD	\$1,420,000	\$433,000	30.49	\$1,213,938	\$61,891	\$1,358,109	\$967,294	1.404
08-16-17-125-108	8073 RIDGE VIEW COURT	08/25/22	\$1,599,000	WD	\$1,555,600	\$497,900	32.01	\$1,213,938	\$61,891	\$1,493,709	\$967,294	1.544
08-16-04-475-101	18 HARDWOOD LN	09/02/21	\$395,000	WD	\$395,000	\$122,300	30.96	\$320,209	\$29,669	\$365,331	\$243,946	1.498
08-16-04-475-102	54 HARDWOOD LN	03/21/22	\$577,000	WD	\$577,000	\$150,500	26.08	\$392,459	\$38,419	\$538,581	\$297,263	1.812
08-16-04-475-104	126 HARDWOOD LN	08/17/21	\$285,000	WD	\$285,000	\$142,800	50.11	\$372,291	\$34,763	\$250,237	\$283,399	0.883
08-16-04-475-119	145 HARDWOOD LN	04/29/21	\$439,900	WD	\$439,900	\$161,500	36.71	\$421,360	\$60,156	\$379,744	\$303,278	1.252
08-16-04-475-119	145 HARDWOOD LN	09/09/22	\$495,000	WD	\$495,000	\$175,700	35.49	\$421,360	\$60,156	\$434,844	\$303,278	1.434
08-16-05-101-018	6155 FOREST RIDGE LN	12/28/21	\$489,000	WD	\$489,000	\$183,800	37.59	\$488,031	\$64,621	\$424,379	\$355,508	1.194
08-16-05-101-022	6173 FOREST RIDGE LN	07/21/22	\$399,000	WD	\$399,000	\$137,100	34.36	\$397,051	\$91,300	\$307,700	\$256,718	1.199
08-16-05-261-105	6325 JUNIPER LANE	03/31/23	\$720,000	WD	\$720,000	\$236,400	32.83	\$588,573	\$80,646	\$639,354	\$426,471	1.499
08-16-06-200-010	6392 EMMET HEIGHTS RD	08/25/21	\$580,275	WD	\$580,275	\$279,500	48.17	\$801,931	\$161,768	\$418,507	\$537,500	0.779
08-16-08-401-101	1387 BESTER RD	10/28/21	\$525,000	WD	\$525,000	\$184,900	35.22	\$500,872	\$62,022	\$462,978	\$368,472	1.256
08-16-16-100-012	7433 HARBOR PETOSKEY RD	12/16/21	\$360,000	WD	\$360,000	\$145,300	40.36	\$394,416	\$103,462	\$256,538	\$244,294	1.050
08-16-16-426-102	7840 BAY SKIES CT	03/21/22	\$1,600,000	WD	\$1,600,000	\$337,600	21.10	\$1,073,880	\$324,964	\$1,275,036	\$628,813	2.028
08-16-17-201-014	108 HILL DR	09/15/22	\$579,000	WD	\$579,000	\$113,900	19.67	\$528,069	\$68,189	\$510,811	\$386,129	1.323
08-16-08-420-114	7611 SOPHIE'S WAY	04/16/21	\$265,000	WD	\$265,000	\$121,700	45.92	\$335,011	\$61,207	\$203,793	\$229,894	0.886
08-16-08-425-101	7516 BLACKWOOD CT	06/25/21	\$270,000	WD	\$270,000	\$107,900	39.96	\$290,618	\$61,025	\$208,975	\$192,773	1.084
08-16-09-100-007	905 QUICK RD	04/11/22	\$440,000	WD	\$440,000	\$132,100	30.02	\$411,639	\$77,272	\$362,728	\$280,745	1.292
08-16-05-101-009	6081 FOREST RIDGE LN	12/06/22	\$490,000	WD	\$490,000	\$154,500	31.53	\$376,861	\$50,072	\$439,928	\$274,382	1.603
08-16-05-101-025	6128 FOREST RIDGE LN	07/25/22	\$552,000	WD	\$552,000	\$178,000	32.25	\$505,018	\$98,121	\$453,879	\$341,643	1.329
08-16-05-300-003	1595 CATOB RD	12/06/22	\$465,000	WD	\$465,000	\$148,800	32.00	\$389,501	\$108,571	\$356,429	\$235,877	1.511
08-16-05-300-014	1775 CATOB RD	06/16/22	\$882,000	WD	\$882,000	\$223,500	25.34	\$569,913	\$115,575	\$766,425	\$381,476	2.009
08-16-06-251-006	2419 MANITOU TR	11/30/21	\$429,000	WD	\$429,000	\$104,800	24.43	\$422,127	\$104,724	\$324,276	\$266,501	1.217
08-16-06-400-016	6952 EMMET HEIGHTS RD	07/20/21	\$427,000	WD	\$427,000	\$108,400	25.39	\$381,154	\$110,508	\$316,492	\$227,243	1.393
08-16-07-100-022	7197 HOYT RD	04/22/22	\$235,750	WD	\$235,750	\$111,200	47.17	\$317,452	\$112,579	\$123,171	\$172,018	0.716
08-16-07-100-024	7197 HOYT RD	04/22/22	\$235,750	WD	\$235,750	\$0	0.00	\$284,871	\$79,998	\$155,752	\$172,018	0.905
08-16-08-100-010	1544 BESTER RD	06/28/21	\$305,000	WD	\$305,000	\$126,800	41.57	\$348,562	\$75,313	\$229,687	\$229,428	1.001
08-16-08-200-005	1151 QUICK RD	07/16/21	\$373,000	WD	\$373,000	\$92,100	24.69	\$298,463	\$152,265	\$220,735	\$122,752	1.798
08-16-08-401-102	7541 BAY MEADOWS DRIVE	05/24/21	\$455,000	WD	\$455,000	\$77,600	17.05	\$296,019	\$52,031	\$402,969	\$204,860	1.967
08-16-08-401-111	7775 BAY MEADOWS DRIVE	12/19/22	\$625,000	WD	\$625,000	\$64,000	10.24	\$288,671	\$41,459	\$583,541	\$207,567	2.811
08-16-08-401-112	7801 BAY MEADOWS DRIVE	12/30/22	\$607,500	WD	\$607,500	\$13,700	2.26	\$427,045	\$40,662	\$566,838	\$324,419	1.747
08-16-08-401-119	7920 BAY MEADOWS DRIVE	03/18/22	\$550,000	WD	\$550,000	\$15,000	2.73	\$398,704	\$44,907	\$505,093	\$297,059	1.700
08-16-08-425-104	7606 BLACKWOOD CT	05/20/21	\$298,500	WD	\$298,500	\$116,500	39.03	\$312,665	\$61,270	\$237,230	\$211,079	1.124
08-16-08-425-110	7690 BLACKWOOD CT	03/16/22	\$359,000	WD	\$359,000	\$128,300	35.74	\$342,094	\$47,399	\$311,601	\$247,435	1.259
08-16-15-101-149	8119 PLEASANTVIEW WOODS DR	01/21/22	\$432,000	WD	\$432,000	\$9,000	2.08	\$425,490	\$34,554	\$397,446	\$328,242	1.211
08-16-16-226-010	400 WINFIELD DR	08/23/21	\$259,900	WD	\$259,900	\$135,700	52.21	\$357,927	\$56,683	\$203,217	\$252,934	0.803
08-16-16-226-013	459 ARCADIA DR	12/09/22	\$450,000	WD	\$450,000	\$184,700	41.04	\$461,263	\$72,403	\$377,597	\$326,499	1.157
08-16-16-226-031	528 LINDEN DR	12/17/21	\$348,500	WD	\$348,500	\$120,100	34.46	\$317,616	\$51,420	\$297,080	\$223,506	1.329
08-16-17-201-003	17 HARBOR LN	12/15/21	\$319,900	WD	\$319,900	\$95,900	29.98	\$279,015	\$76,283	\$243,617	\$170,220	1.431
08-16-17-201-004	25 HARBOR LN	05/27/22	\$170,000	WD	\$170,000	\$76,000	44.71	\$211,036	\$84,482	\$85,518	\$106,259	0.805
08-16-17-201-022	73 HARBOR LN	11/03/22	\$346,500	WD	\$346,500	\$117,900	34.03	\$318,844	\$94,288	\$252,212	\$188,544	1.338

08-16-17-201-023	121 HILL DR	11/24/21	\$350,000	WD	\$350,000	\$140,400	40.11	\$438,191	\$138,048	\$211,952	\$252,009	0.841
08-16-03-300-014	6977 S PLEASANTVIEW RD	02/01/22	\$250,000	WD	\$250,000	\$86,000	34.40	\$220,808	\$61,889	\$188,111	\$133,433	1.410
08-16-05-300-013	1851 CATOB RD	02/25/22	\$235,000	WD	\$235,000	\$107,600	45.79	\$306,311	\$121,200	\$113,800	\$155,425	0.732
08-16-07-300-013	7651 HOYT RD	03/09/22	\$375,000	WD	\$375,000	\$78,300	20.88	\$277,996	\$42,566	\$332,434	\$197,674	1.682
08-16-16-100-050	7025 HARBOR PETOSKEY RD	12/29/22	\$192,000	WD	\$192,000	\$93,900	48.91	\$229,772	\$49,310	\$142,690	\$151,521	0.942
08-16-17-201-007	8111 HEDRICK RD	12/08/21	\$226,000	WD	\$226,000	\$93,800	41.50	\$263,352	\$70,882	\$155,118	\$161,604	0.960
08-16-17-201-007	8111 HEDRICK RD	02/03/23	\$442,000	WD	\$442,000	\$98,800	22.35	\$263,352	\$70,882	\$371,118	\$161,604	2.296
08-16-03-300-044	6753 S PLEASANTVIEW RD	12/09/21	\$815,000	WD	\$815,000	\$237,900	29.19	\$907,949	\$96,834	\$718,166	\$681,037	1.055
08-16-03-300-056	6753 S PLEASANTVIEW RD	12/09/21	\$815,000	WD	\$815,000	\$0	0.00	\$893,259	\$82,144	\$732,856	\$681,037	1.076
08-16-03-345-115	600 COUNTRY KNOLLS DR	03/08/23	\$770,000	WD	\$770,000	\$350,000	45.45	\$868,786	\$126,610	\$643,390	\$623,154	1.032
08-16-16-145-111	495 ARCADIA DR	05/17/21	\$405,000	WD	\$405,000	\$152,700	37.70	\$376,908	\$40,620	\$364,380	\$282,358	1.290
08-16-16-100-021	7391 HARBOR PETOSKEY RD	03/04/22	\$150,000	WD	\$150,000	\$34,000	22.67	\$145,517	\$41,168	\$108,832	\$87,615	1.242
08-16-04-400-022	122 QUICK RD	09/14/22	\$128,000	WD	\$128,000	\$83,100	64.92	\$204,709	\$48,033	\$79,967	\$131,550	0.608
08-16-15-101-140	8357 PLEASANTVIEW WOODS DR	07/23/21	\$495,100	WD	\$495,100	\$167,100	33.75	\$529,746	\$31,772	\$463,328	\$418,114	1.108
08-16-04-475-111	6814 HARDWOOD CT	11/08/21	\$440,000	WD	\$440,000	\$140,200	31.86	\$365,429	\$43,158	\$396,842	\$270,589	1.467
08-16-10-100-005	7143 S PLEASANTVIEW RD	05/31/22	\$300,000	WD	\$300,000	\$106,700	35.57	\$284,652	\$83,000	\$217,000	\$169,313	1.282
08-16-09-100-005	7139 HEDRICK RD	02/10/23	\$455,000	WD	\$455,000	\$134,000	29.45	\$319,603	\$158,760	\$296,240	\$135,049	2.194
Totals:			\$29,397,575		\$29,354,175	\$8,646,200		\$26,730,131		\$24,418,361	\$18,299,175	
											E.C.F. =>	1.334

Modular/Mobile Home

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-04-400-001	485 CATOB RD	10/22/21	\$319,900	WD	\$319,900	\$80,100	25.04	\$360,447	\$163,525	\$156,375	\$165,342	0.946
08-16-05-400-015	6570 HEDRICK RD	04/30/21	\$347,000	WD	\$347,000	\$92,900	26.77	\$314,718	\$162,495	\$184,505	\$127,811	1.444
08-16-09-200-017	7126 S PLEASANTVIEW RD	04/01/21	\$258,500	WD	\$258,500	\$83,400	32.26	\$295,842	\$106,296	\$152,204	\$159,149	0.956
08-16-10-100-013	7211 S PLEASANTVIEW RD	08/20/21	\$48,000	WD	\$48,000	\$23,100	48.13	\$85,785	\$44,411	\$3,589	\$49,788	0.072
Totals:			\$973,400		\$973,400	\$279,500		\$1,056,792		\$496,673	\$502,090	
											E.C.F. =>	0.989

Wequetonsing ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-18-299-012	2295 PENNSYLVANIA AVE	09/07/21	\$2,200,000	AFF	\$2,200,000	\$634,200	28.83	\$2,325,296	\$818,763	\$1,381,237	\$549,028	2.516
08-16-18-299-044	2403 PENNSYLVANIA AVE	08/31/22	\$1,990,000	AFF	\$1,990,000	\$444,200	22.32	\$1,130,051	\$416,745	\$1,573,255	\$259,951	6.052
08-16-18-299-104	2259 CENTRAL AVE	02/06/23	\$2,200,000	AFF	\$2,200,000	\$293,300	13.33	\$672,191	\$279,173	\$1,920,827	\$143,228	13.411
08-16-18-299-194	5630 HARBOR PETOSKEY RD	06/30/21	\$775,000	AFF	\$775,000	\$913,600	117.88	\$1,358,286	\$165,098	\$609,902	\$434,835	1.403
Totals:			\$7,165,000		\$7,165,000	\$2,285,300		\$5,485,824		\$5,485,221	\$1,387,043	
											E.C.F. =>	3.955

Village of Conway ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-24-176-008	5057 COOK AVE	03/14/22	\$280,000	WD	\$280,000	\$66,800	23.86	\$206,413	\$56,630	\$223,370	\$169,438	1.318
08-16-24-176-011	4998 COOK AVE	10/04/22	\$295,000	WD	\$295,000	\$84,900	28.78	\$277,497	\$88,658	\$206,342	\$200,253	1.030
08-16-24-176-016	5068 COOK AVE	10/22/21	\$202,000	WD	\$202,000	\$39,800	19.70	\$147,165	\$37,631	\$164,369	\$116,155	1.415
08-16-24-176-018	3189 N HWY US 31	01/26/22	\$152,500	WD	\$152,500	\$48,200	31.61	\$187,217	\$57,476	\$95,024	\$137,583	0.691
08-16-24-176-041	5048 WARREN ST	06/30/22	\$145,000	WD	\$145,000	\$35,100	24.21	\$116,784	\$38,103	\$106,897	\$83,437	1.281
08-16-24-176-050	5087 COOK AVE	04/25/22	\$410,000	WD	\$410,000	\$85,700	20.90	\$300,675	\$123,000	\$287,000	\$188,415	1.523
Totals:			\$1,484,500		\$1,484,500	\$360,500		\$1,235,751		\$1,083,002	\$895,281	
											E.C.F. =>	1.210

Ramona Park ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-17-425-111	1172 WEST BAY RD	12/20/23	\$1,226,000	WD	\$1,226,000	\$565,700	46.14	\$442,493	\$58,761	\$1,167,239	\$383,732	3.042
08-16-17-425-112	1168 WEST BAY RD	08/18/22	\$1,225,000	WD	\$1,225,000	\$498,700	40.71	\$504,966	\$76,144	\$1,148,856	\$428,822	2.679
Totals:			\$2,451,000		\$2,451,000	\$1,064,400		\$947,459		\$2,316,095	\$812,554	
											E.C.F. =>	2.850

Off Water Bay Site Area ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-16-176-003	7356 E BLUFFWOOD	05/26/21	\$443,500	WD	\$443,500	\$163,900	36.96	\$438,498	\$357,619	\$85,881	\$41,863	2.051
08-16-17-176-017	1953 FAIRVIEW AVE	12/17/21	\$1,950,000	WD	\$1,950,000	\$397,800	20.40	\$1,030,320	\$240,234	\$1,709,766	\$408,947	4.181
08-16-17-200-022	8425 BRIDGE ST	08/31/22	\$950,000	WD	\$950,000	\$387,400	40.78	\$1,077,534	\$231,418	\$718,582	\$437,948	1.641
08-16-17-200-024	6844 HARBOR PETOSKEY RD	07/21/21	\$1,169,000	WD	\$1,169,000	\$587,600	50.27	\$1,517,260	\$518,598	\$650,402	\$529,794	1.228
08-16-17-251-010	1341 MEADOW GATE LANE	12/15/21	\$1,595,000	WD	\$1,595,000	\$447,300	28.04	\$1,531,212	\$451,487	\$1,143,513	\$558,864	2.046
08-16-17-251-014	1449 MEADOW GATE LANE	10/20/21	\$1,300,000	WD	\$1,300,000	\$754,100	58.01	\$1,618,433	\$378,667	\$921,333	\$641,701	1.436
08-16-17-401-008	1264 FERN AVE	03/01/22	\$530,900	WD	\$530,900	\$142,900	26.92	\$530,872	\$255,531	\$275,369	\$142,516	1.932
08-16-18-177-012	2635 TRAVERSE PARK	02/01/22	\$2,935,000	WD	\$2,935,000	\$553,900	18.87	\$1,182,140	\$506,966	\$2,428,034	\$349,469	6.948
Totals:			\$10,873,400		\$10,873,400	\$3,434,900		\$8,926,269		\$7,932,880	\$3,111,102	
											E.C.F. =>	2.550

Little Traverse Bay Ecf

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-16-300-005	867 BEACH RD	08/05/20	\$3,750,000	WD	\$3,750,000	\$690,600	18.42	\$3,750,034	\$1,886,303	\$1,863,697	\$683,938	2.725
08-16-17-176-041	1977 PENNSYLVANIA AVE	09/30/22	\$6,100,000	WD	\$6,100,000	\$1,666,300	27.32	\$4,383,185	\$2,705,228	\$3,394,772	\$615,764	5.513
08-16-17-401-004	1391 FERN AVE	01/17/23	\$4,230,000	WD	\$4,230,000	\$2,452,600	57.98	\$4,598,865	\$3,549,353	\$680,647	\$385,142	1.767
08-16-17-401-026	1327 FERN AVE	07/06/20	\$4,000,000	WD	\$4,000,000	\$1,963,200	49.08	\$4,003,328	\$3,997,011	\$2,989	\$2,318	1.289
08-16-17-425-126	1106 EAST BAY RD	01/20/21	\$1,550,000	WD	\$1,550,000	\$640,700	41.34	\$1,242,235	\$147,780	\$1,402,220	\$429,535	3.265
Totals:			\$19,630,000		\$19,630,000	\$7,413,400		\$17,977,647		\$7,344,325	\$2,116,697	
											E.C.F. =>	3.470

East Township ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-01-301-023	2421 CHIPPEWA TR	04/27/21	\$289,000	WD	\$289,000	\$93,200	32.25	\$274,386	\$55,315	\$233,685	\$209,838	1.114
08-16-10-300-013	7700 CLAYTON RD	04/26/22	\$550,000	WD	\$550,000	\$152,300	27.69	\$449,798	\$175,642	\$374,358	\$262,602	1.426
08-16-10-300-016	7761 S PLEASANTVIEW RD	01/31/22	\$384,500	WD	\$384,500	\$100,100	26.03	\$304,767	\$116,354	\$268,146	\$180,472	1.486
08-16-10-300-041	107 E HATHAWAY RD	11/29/21	\$228,500	WD	\$228,500	\$59,900	26.21	\$189,065	\$50,010	\$178,490	\$133,194	1.340
08-16-12-100-013	7350 NORTH CONWAY RD	05/24/21	\$355,000	WD	\$355,000	\$95,800	26.99	\$355,806	\$104,547	\$250,453	\$240,670	1.041
08-16-12-100-025	7490 KIPP RD	04/15/22	\$353,000	WD	\$353,000	\$126,000	35.69	\$308,770	\$43,215	\$309,785	\$254,363	1.218
08-16-12-252-010	7495 LIEGL CT	09/16/22	\$275,000	WD	\$275,000	\$99,900	36.33	\$288,427	\$84,460	\$190,540	\$195,371	0.975
08-16-12-400-007	7745 NORTH CONWAY RD	05/14/21	\$145,000	MLC	\$145,000	\$39,100	26.97	\$77,350	\$39,507	\$105,493	\$37,655	2.802
08-16-12-400-012	7745 NORTH CONWAY RD	05/14/21	\$145,000	MLC	\$145,000	\$39,100	26.97	\$77,350	\$39,507	\$105,493	\$37,655	2.802
08-16-12-401-008	2680 LIEGL DR	05/24/21	\$155,000	WD	\$155,000	\$0	0.00	\$162,090	\$31,100	\$123,900	\$125,469	0.987
08-16-12-401-018	2685 LIEGL DR	12/17/21	\$175,000	WD	\$175,000	\$59,600	34.06	\$180,249	\$44,245	\$130,755	\$130,272	1.004
08-16-12-401-038	2560 LIEGL DR	07/11/22	\$171,500	WD	\$171,500	\$80,100	46.71	\$207,130	\$52,085	\$119,415	\$148,511	0.804
08-16-12-401-042	2680 LIEGL DR	05/24/21	\$155,000	WD	\$155,000	\$55,200	35.61	\$162,090	\$31,100	\$123,900	\$125,469	0.987
08-16-12-401-043	2670 LIEGL DR	09/15/22	\$345,000	WD	\$345,000	\$86,500	25.07	\$222,063	\$36,925	\$308,075	\$177,335	1.737
08-16-12-402-002	2509 GREENLEAF DR	10/18/21	\$156,000	WD	\$156,000	\$67,000	42.95	\$211,661	\$51,687	\$104,313	\$153,232	0.681
08-16-13-100-007	2424 E HATHAWAY RD	07/11/22	\$390,000	WD	\$390,000	\$59,600	15.28	\$172,742	\$66,126	\$323,874	\$102,123	3.171
08-16-13-100-034	2460 E HATHAWAY RD	10/14/22	\$270,000	WD	\$270,000	\$38,900	14.41	\$169,413	\$27,476	\$242,524	\$135,955	1.784
08-16-13-201-017	2848 POWERS RD	12/02/22	\$199,000	MLC	\$199,000	\$52,900	26.58	\$145,966	\$34,624	\$164,376	\$106,649	1.541
08-16-13-201-026	8051 NORTH CONWAY RD	04/15/21	\$195,000	WD	\$195,000	\$58,800	30.15	\$170,768	\$34,003	\$160,997	\$131,001	1.229
08-16-13-220-102	2935 PINE BOUGH LANE	12/09/22	\$273,750	WD	\$273,750	\$106,700	38.98	\$262,597	\$27,423	\$246,327	\$225,262	1.094
08-16-13-220-105	2845 PINE BOUGH LANE	04/29/22	\$365,000	WD	\$365,000	\$108,700	29.78	\$267,637	\$41,704	\$323,296	\$216,411	1.494
08-16-13-220-115	8165 RAMBLEWOOD LANE	03/01/23	\$380,000	WD	\$380,000	\$137,800	36.26	\$337,734	\$57,406	\$322,594	\$268,513	1.201
08-16-14-300-011	8675 MINK RD	04/29/22	\$540,000	WD	\$540,000	\$172,300	31.91	\$448,961	\$77,468	\$462,532	\$355,836	1.300
08-16-14-351-001	8775 MINK RD	08/11/21	\$250,000	WD	\$250,000	\$70,300	28.12	\$269,314	\$118,045	\$131,955	\$144,894	0.911
08-16-15-100-021	8116 CLAYTON RD	07/15/22	\$321,900	WD	\$321,900	\$121,300	37.68	\$308,176	\$53,067	\$268,833	\$244,357	1.100
08-16-15-200-002	634 E HATHAWAY RD	06/29/21	\$220,000	WD	\$220,000	\$0	0.00	\$169,578	\$46,019	\$173,981	\$118,352	1.470
08-16-15-200-039	8054 MINK RD	07/15/22	\$695,000	WD	\$695,000	\$0	0.00	\$434,527	\$79,904	\$615,096	\$339,677	1.811
08-16-15-476-005	875 MEADOW LANE	05/12/21	\$339,000	WD	\$339,000	\$124,900	36.84	\$347,933	\$103,903	\$235,097	\$233,745	1.006
08-16-15-476-008	949 MEADOW LANE	01/31/22	\$407,000	WD	\$407,000	\$131,800	32.38	\$369,034	\$114,475	\$292,525	\$243,830	1.200
08-16-15-476-011	780 MEADOW LANE	09/07/22	\$413,650	WD	\$413,650	\$174,000	42.06	\$465,806	\$167,380	\$246,270	\$285,849	0.862
08-16-15-477-005	851 WOODVIEW DR	12/21/22	\$315,000	WD	\$315,000	\$98,300	31.21	\$280,055	\$93,481	\$221,519	\$178,711	1.240
08-16-22-200-002	9018 MINK RD	08/16/21	\$165,000	WD	\$165,000	\$83,100	50.36	\$225,173	\$65,322	\$99,678	\$153,114	0.651
08-16-22-200-002	9018 MINK RD	07/22/22	\$265,000	WD	\$265,000	\$90,000	33.96	\$225,173	\$65,322	\$199,678	\$153,114	1.304
08-16-22-200-011	3340 HARBOR PETOSKEY RD	12/09/22	\$350,000	WD	\$350,000	\$125,500	35.86	\$348,520	\$200,197	\$149,803	\$142,072	1.054
Totals:			\$10,236,800		\$10,236,800	\$2,908,700		\$8,890,109		\$7,807,756	\$6,191,573	E.C.F. => 1.261

Crooked Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-13-476-001	2980 N HWY US 31	06/08/22	\$1,600,000	WD	\$1,600,000	\$725,500	45.34	\$1,681,238	\$732,934	\$867,066	\$478,217	1.813
08-16-13-476-011	2890 ODEN RD	07/28/23	\$925,000	WD	\$925,000	\$439,900	47.56	\$940,148	\$313,449	\$611,551	\$316,036	1.935
08-16-24-100-021	3042 N HWY US 31	06/28/23	\$475,000	WD	\$475,000	\$188,900	39.77	\$404,076	\$143,107	\$331,893	\$131,603	2.522
08-16-24-200-005	5605 GRAHAM RD	02/09/21	\$505,000	WD	\$505,000	\$206,200	40.83	\$479,754	\$187,521	\$317,479	\$147,369	2.154
Totals:			\$3,505,000		\$3,505,000	\$1,560,500		\$3,505,216		\$2,127,989	\$1,073,225	
											E.C.F. =>	1.983

Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-14-301-005	8746 MOELLER DR	04/29/22	\$600,000	WD	\$600,000	\$155,500	25.92	\$466,609	\$293,828	\$306,172	\$246,127	1.244
08-16-15-276-012	965 WEST CONWAY RD	12/20/22	\$400,000	MLC	\$400,000	\$159,300	39.83	\$406,282	\$148,375	\$251,625	\$367,389	0.685
08-16-15-300-019	8930 HARBOR PETOSKEY RD	11/12/21	\$295,000	WD	\$295,000	\$58,900	19.97	\$211,299	\$113,141	\$181,859	\$139,826	1.301
Totals:			\$1,295,000		\$1,295,000	\$373,700		\$1,084,190		\$739,656	\$753,342	
											E.C.F. =>	0.982

Airport Hangars ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-16-15-399-104	2990 AIRPORT ACCESS RD SOUTH	10/07/22	\$50,000	WD	\$50,000	\$35,500	71.00	\$69,789	\$0	\$50,000	\$50,645	0.987
Totals:			\$50,000		\$50,000	\$35,500		\$69,789		\$50,000	\$50,645	
											E.C.F. =>	0.987

Multi Jurisdiction Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
051-245-045-00	337 STATE ST	12/28/20	\$270,000	WD	\$270,000	\$75,000	27.78	\$253,247	\$28,800	\$241,200	\$266,248	0.906
051-300-001-00	100 AIR INDUSTRIAL PARK DR	09/30/20	\$375,000	WD	\$375,000	\$128,300	34.21	\$337,910	\$93,639	\$281,361	\$289,764	0.971
051-300-002-00	200 AIR INDUSTRIAL PARK DR	03/25/20	\$250,000	WD	\$250,000	\$75,000	30.00	\$311,826	\$106,214	\$143,786	\$243,905	0.590
051-301-004-10	1254 BOYNE AVE	07/27/22	\$1,500,000	WD	\$1,500,000	\$425,300	28.35	\$1,494,809	\$310,756	\$1,189,244	\$1,824,427	0.652
051-336-166-20	1311 BOYNE AVE	04/01/21	\$529,000	LC	\$529,000	\$202,500	38.28	\$497,479	\$258,196	\$270,804	\$283,847	0.954
014-015-003-00	8250 LORD RD	05/28/21	\$875,000	PTA	\$875,000	\$390,500	44.63	\$780,951	\$585,481	\$289,519	\$348,578	0.831
Totals:			\$3,799,000		\$3,799,000	\$1,296,600		\$3,676,222		\$2,415,914	\$3,256,769	
											E.C.F. =>	0.742