



Nottawa Ag ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
09-004-30-002-02	5446 N LINCOLN	03/20/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$203,100	51.42	\$491,833	\$155,858	\$239,142	\$381,790	0.626
10-017-20-005-00	8260 S LINCOLN	06/24/22	\$550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$285,600	51.93	\$579,085	\$471,099	\$78,901	\$122,711	0.643
09-004-30-003-01	E DENVER	03/06/23	\$365,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$365,000	\$199,100	54.55	\$459,843	\$183,765	\$181,235	\$274,553	0.660
07-007-10-001-99	7500 S JOHNSON	01/25/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$159,900	43.81	\$364,852	\$131,491	\$233,509	\$265,183	0.881
10-018-30-002-08	341 E PLEASANT VALLEY	04/12/21	\$307,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$339,000	\$141,300	41.68	\$351,528	\$67,020	\$271,980	\$277,538	0.980
01-016-40-003-03	9170 W REMUS	08/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,200	37.06	\$241,024	\$95,746	\$169,254	\$165,089	1.025
05-023-10-001-00	1731 W REMUS	10/03/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$194,400	33.81	\$492,151	\$356,825	\$218,175	\$153,780	1.419
05-004-10-002-00	245 S GILMORE	10/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$45,600	22.80	\$120,529	\$39,488	\$160,512	\$92,092	1.743
<b>Totals:</b>			<b>\$3,022,000</b>			<b>\$3,054,000</b>	<b>\$1,327,200</b>		<b>\$3,100,845</b>		<b>\$1,552,708</b>	<b>\$1,732,735</b>	
						<b>Sale. Ratio =&gt;</b>	<b>43.46</b>			<b>E.C.F. =&gt;</b>	<b>0.896</b>		
						<b>Std. Dev. =&gt;</b>	<b>10.74</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.997</b>		

COLDWATER LAKE LV

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	W/O WF	Est. Land Value	Effec. Front	WO/WF Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2-3	11-040-00-011-00	5046 SUNSET	11/05/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$42,300	44.06	\$94,547	\$11,473		\$10,020	60.0	100.0	0.14	0.14	\$191	\$83,138
											\$11,473			60.0				\$191	USE 200
BL	11-039-00-116-00	5557 LAKESHORE	08/16/21	\$80,200	WD	03-ARM'S LENGTH	\$80,200	\$30,600	38.15	\$76,138	\$17,725		\$8,002	35.0	100.0	0.08	0.08	\$506	\$221,563
											\$17,725			35.0				\$506	USE 325
WF	11-039-00-014-02	5454 LAKE SHORE DR	08/06/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,400	39.40	\$98,868	\$56,132		\$55,000	35.0	71.0	0.06	0.06	\$1,604	\$984,772
WF	11-051-00-004-00	5050 LAKE	06/01/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$209,700	44.15	\$462,476	\$122,524		\$110,000	72.0	185.7	0.31	0.31	\$1,702	\$399,101
WF	11-052-00-046-00	1019 N LITTLEFIELD RD	09/24/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$105,300	39.00	\$245,928	\$79,072		\$55,000	50.0	140.0	0.16	0.16	\$1,581	\$491,130
WF	11-075-00-011-01	5098 W JORDAN RD	09/03/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$209,500	44.57	\$506,813	\$82,187		\$118,800	108.0	66.0	0.16	0.16	\$761	\$501,140
											\$339,915			265.0				\$1,283	\$1,250

NOT RELEVANT

WFBL	11-051-00-031-00	1313 HYSLOP	07/22/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$116,900	34.38	\$266,511	\$80,033	\$53,833	\$66,529	86.2	51.0	131.5	0.21	0.31	\$907	\$373,986
WFBL	11-053-00-052-00	5321 W BEAL CITY RD	01/12/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$111,300	36.49	\$250,886	\$100,188	\$40,188	\$68,717	99.0	60.0	100.0	0.12	0.25	\$1,012	\$871,200
											\$94,021			111.0					\$847	
SITE +AC	11-075-00-023-00		09/23/21	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$22,600	22.60	\$45,113	\$94,287		\$39,400	163.0	20.0	2.15	2.06	\$578	\$43,614	
BL	11-039-00-103-00	5625 LAKE SHORE DR	09/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$35,000	23.33	\$81,912	\$77,416		\$9,328	33.3	100.0	0.09	0.09	\$2,324	\$823,574	
SITE BL	11-039-00-059-00	5684 LAKESHORE DR	08/11/21	\$275,750	WD	03-ARM'S LENGTH	\$275,750	\$74,900	27.16	\$213,476	\$125,276	\$64,511	\$63,002	35.0	100.0	0.08	0.16	\$3,579	\$1,565,950	
SITE BL	11-053-00-004-00	5499 W BEAL CITY RD	06/23/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$131,300	43.91	\$310,730	\$56,040		\$67,770	85.6	190.0	0.39	0.35	\$655	\$145,181	
											\$181,316			120.6				\$1,503	USE 1200	

COLDWATER LAKE LV

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	W/O WF	Est. Land Value	Efec. Front	WO/WF Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
2-3	11-040-00-011-00	5046 SUNSET	11/05/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$42,300	44.06	\$94,547	\$11,473		\$10,020	60.0	100.0	0.14	0.14	\$191	\$83,138
											\$11,473			60.0				\$191	USE 200
BL	11-039-00-116-00	5557 LAKESHORE	08/16/21	\$80,200	WD	03-ARM'S LENGTH	\$80,200	\$30,600	38.15	\$76,138	\$17,725		\$8,002	35.0	100.0	0.08	0.08	\$506	\$221,563
											\$17,725			35.0				\$506	USE 325
WF	11-039-00-014-02	5454 LAKE SHORE DR	08/06/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,400	39.40	\$98,868	\$56,132		\$55,000	35.0	71.0	0.06	0.06	\$1,604	\$984,772
WF	11-051-00-004-00	5050 LAKE	06/01/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$209,700	44.15	\$462,476	\$122,524		\$110,000	72.0	185.7	0.31	0.31	\$1,702	\$399,101
WF	11-052-00-046-00	1019 N LITTLEFIELD RD	09/24/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$105,300	39.00	\$245,928	\$79,072		\$55,000	50.0	140.0	0.16	0.16	\$1,581	\$491,130
WF	11-075-00-011-01	5098 W JORDAN RD	09/03/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$209,500	44.57	\$506,613	\$82,187		\$118,800	108.0	66.0	0.16	0.16	\$761	\$501,140
											\$339,915			265.0				\$1,283	\$1,250



COLDWATER LAKE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-039-00-001-00	5372 LAKESHORE	05/21/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$152,800	42.44	\$441,933	\$167,576	\$192,424	\$242,794	0.793
11-039-00-014-02	5454 LAKE SHORE DR	08/06/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,400	39.40	\$98,868	\$55,000	\$45,000	\$38,821	1.159
11-039-00-059-00	5684 LAKESHORE DR	08/11/21	\$275,750	WD	03-ARM'S LENGTH	\$275,750	\$74,900	27.16	\$213,476	\$64,265	\$211,485	\$132,045	1.602
11-039-00-116-00	5557 LAKESHORE	08/16/21	\$80,200	WD	03-ARM'S LENGTH	\$80,200	\$30,600	38.15	\$76,138	\$8,327	\$71,873	\$60,010	1.198
11-040-00-011-00	5046 SUNSET	11/05/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$42,300	44.06	\$94,547	\$10,020	\$85,980	\$74,803	1.149
11-051-00-004-00	5050 LAKE	06/01/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$209,700	44.15	\$462,476	\$120,200	\$354,800	\$302,899	1.171
11-051-00-031-00	1313 HYSLOP	07/22/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$116,900	34.38	\$266,511	\$66,529	\$273,471	\$176,975	1.545
11-052-00-046-00	1019 N LITTLEFIELD RD	09/24/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$105,300	39.00	\$245,928	\$55,111	\$214,889	\$168,865	1.273
11-053-00-004-00	5499 W BEAL CITY RD	06/23/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$131,300	43.91	\$310,730	\$67,770	\$231,230	\$215,009	1.075
11-053-00-052-00	5321 W BEAL CITY RD	01/12/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$111,300	36.49	\$250,886	\$71,743	\$233,257	\$158,534	1.471
11-075-00-011-01	5098 W JORDAN RD	09/03/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$209,500	44.57	\$506,613	\$123,814	\$346,186	\$338,760	1.022
<b>Totals:</b>			<b>\$3,070,950</b>			<b>\$3,070,950</b>	<b>\$1,224,000</b>		<b>\$2,968,106</b>		<b>\$2,260,595</b>	<b>\$1,909,514</b>	
								<b>Sale. Ratio =&gt;</b>	<b>39.86</b>			<b>E.C.F. =&gt;</b>	<b>1.184</b>
								<b>Std. Dev. =&gt;</b>	<b>5.35</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.223</b>

NOTTAWA COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
12-050-00-161-00	402 MAIN	06/17/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$81,500	81.50	\$119,304	\$17,892	\$82,108	\$122,183	0.672		
31-105-00-016-00	421 W WRIGHT	09/28/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$90,500	54.52	\$188,745	\$27,305	\$138,695	\$194,506	0.713		
91-100-00-007-00	3905 E ROSEBUSH	02/24/23	\$140,000	OTH	03-ARM'S LENGTH	\$140,000	\$52,700	37.64	\$149,952	\$21,971	\$118,029	\$154,194	0.765		
02-014-10-013-00	10010 E PICKARD	12/10/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$235,100	36.17	\$668,989	\$174,065	\$475,935	\$596,294	0.798		
02-065-00-005-01	6793 E PICKARD	06/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,700	43.87	\$231,529	\$56,285	\$168,715	\$211,137	0.799		
31-050-00-376-00	197 E WRIGHT	08/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,300	34.04	\$166,402	\$52,264	\$177,736	\$137,516	1.292		
<b>Totals:</b>			<b>\$1,511,000</b>			<b>\$1,511,000</b>	<b>\$636,800</b>		<b>\$1,524,921</b>		<b>\$1,161,218</b>	<b>\$1,415,830</b>			
								Sale. Ratio =>	42.14					E.C.F. =>	0.820
								Std. Dev. =>	18.02					Ave. E.C.F. =>	0.840

PRIOR YEAR:	0.830
USED:	0.830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
17-000-10-203-00	1799 GOVER	08/09/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$370,200	37.02	\$1,412,597	\$159,621	\$840,379	\$1,927,655	0.436		
<b>Totals:</b>			<b>\$1,000,000</b>			<b>\$1,000,000</b>	<b>\$370,200</b>		<b>\$1,412,597</b>		<b>\$840,379</b>	<b>\$1,927,655</b>			
								Sale. Ratio =>	37.02					E.C.F. =>	0.436
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.436

1 SALE CANNOT INDICATE CHANGE - CO USING .665

PRIOR YEAR:	0.650
USED:	0.650





LAKE WEIDMAN LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
11-018-10-005-10	3655 N JOHNSON RD	04/08/21	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$76,800	50.23	\$142,550	\$53,707	\$43,357	227.0	284.0	1.55	1.48	\$237	\$34,650
WATERFRONT																	
BACKLOT																	
11-070-00-001-08	0 0	11/18/22	\$70,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$70,750	\$37,400	52.86	\$78,395	\$21,930	\$29,575	455.0	300.0	4.08	0.28	\$48	\$5,375
11-070-00-001-11	5915 RANDY LN	11/22/22	\$140,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$140,000	\$39,100	27.93	\$89,121	\$56,479	\$5,600	80.0	150.0	0.28	0.28	\$706	\$205,378
11-070-00-001-15	5927 INDIAN LN	02/22/23	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$18,200	40.44	\$42,155	\$8,445	\$5,600	80.0	150.0	0.28	0.28	\$106	\$30,709
										<b>\$86,854</b>			<b>615.0</b>			<b>\$141</b>	<b>\$140</b>
SUB LOT																	
11-070-00-026-00	3920 WOODRUFF	11/18/22	\$70,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$70,750	\$37,400	52.86	\$78,395	\$21,930	\$29,575	455.0	300.0	4.08	1.29	\$48	\$5,375
																<b>\$50</b>	



LAKE WEIDMAN ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-018-10-005-10	3655 N JOHNSON RD	04/08/21	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$76,800	50.23	\$160,245	\$53,345	\$99,555	\$125,765	0.792
<b>Totals:</b>			<b>\$152,900</b>			<b>\$152,900</b>	<b>\$76,800</b>		<b>\$160,245</b>		<b>\$99,555</b>	<b>\$125,765</b>	
							Sale. Ratio =>	50.23			E.C.F. =>	0.792	
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.792	
												PREVIOUS .85	
												USING .83	

**NOTTAWA RES RURAL LAND**

Parcel	Street	Address	Sale Date	Sale Price	Instr.	Arms of Sa	Adj. Sale \$	d. when S	sd/Adj. Saur.	Appraisal	Residut. Land Va	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt			
<b>SITE</b>																					
11-019-30-006-00			05/17/22	\$4,500	WD	03-ARM'S	\$4,500	\$2,200	48.89	\$4,191	\$4,500	\$4,191	0.0	0.0	0.33	0.41	#DIV/0!	\$13,636	\$0.31		
11-018-10-005-08			11/17/22	\$7,000	WD	03-ARM'S	\$7,000	\$4,900	70.00	\$9,144	\$7,000	\$9,144	0.0	0.0	0.82	0.82	#DIV/0!	\$8,537	\$0.20		
11-019-40 W BEAL C			05/19/21	\$10,000	WD	03-ARM'S	\$10,000	\$5,000	50.00	\$13,000	\$10,000	\$13,000	50.0	100.0	0.12	0.12	\$200	\$86,957	\$2.00		
11-080-00 5959 SCH			03/10/23	\$115,000	WD	03-ARM'S	\$115,000	\$25,400	22.09	\$92,333	\$35,667	\$13,000	102.0	150.0	0.35	0.35	\$350	\$101,615	\$2.33		
											<b>\$57,167</b>										
											<b>\$14,292</b>		<b>USE \$15,000</b>								
11-030-20 5027 W P,			09/23/22	\$73,000	WD	03-ARM'S	\$73,000	\$23,000	31.51	\$58,136	\$24,516	\$9,652	162.5	330.0	0.76	0.76	\$151	\$32,258	\$0.74		
11-090-00 1896 MID\			09/23/22	\$19,500	PTA	03-ARM'S	\$19,500	\$7,500	38.46	\$18,468	\$12,864	\$11,832	94.7	175.0	0.32	0.32	\$136	\$40,075	\$0.92		
11-090-00-024-00			02/16/22	\$75,000	WD	03-ARM'S	\$75,000	\$28,400	37.87	\$64,850	\$21,982	\$11,832	94.7	175.0	0.32	0.32	\$232	\$68,480	\$1.57		
11-090-00 5205 PAR			07/23/21	\$30,000	LC	03-ARM'S	\$30,000	\$12,000	40.00	\$29,353	\$8,553	\$7,906	63.2	50.0	0.12	0.12	\$135	\$74,374	\$1.71		
											<b>\$67,915</b>		<b>415.0</b>		<b>\$164 USE 165</b>						
<b>ACREAGE</b>																					
<b>&lt;1</b>																					
11-019-30-006-00			05/17/22	\$4,500	WD	03-ARM'S	\$4,500	\$2,200	48.89	\$4,191	\$4,500	\$4,191	0.0	0.0	0.33	0.41	#DIV/0!	\$13,636	\$0.31		
11-018-10-005-08			11/17/22	\$7,000	WD	03-ARM'S	\$7,000	\$4,900	70.00	\$9,144	\$7,000	\$9,144	0.0	0.0	0.82	0.82	#DIV/0!	\$8,537	\$0.20		
											<b>\$11,500</b>				<b>\$10,000 12000</b>						
<b>1-2.99</b>																					
11-020-30 2200 N LI			06/10/22	\$145,000	WD	03-ARM'S	\$145,000	\$67,200	46.34	\$146,272	\$13,743	\$15,015	0.0	0.0	3.01	3.01	#DIV/0!	\$4,566	\$0.10		
11-026-10 1862 N VA			06/24/22	\$285,900	PTA	03-ARM'S	\$285,900	\$0	0.00	\$258,488	\$48,462	\$21,050	0.0	0.0	4.21	4.21	#DIV/0!	\$11,511	\$0.26		
											<b>\$62,205</b>				<b>\$8,616 \$10,000.00 \$7,500.00 \$6,500.00</b>						
<b>3-4.99</b>																					
<b>4-4.99</b>																					
<b>5-6.99</b>																					
11-032-20 765 N GIL			08/18/22	\$180,000	WD	03-ARM'S	\$180,000	\$54,200	30.11	\$139,553	\$60,187	\$19,740	0.0	0.0	6.93	2.98	#DIV/0!	\$8,685	\$0.20		
											<b>\$60,187</b>				<b>\$8,685 \$6,000.00</b>						
<b>7-9.99</b>																					
<b>10-14.99</b>																					
<b>15-29.99</b>																					
11-028-30 3618 W JC			11/17/22	\$380,000	WD	03-ARM'S	\$380,000	\$164,800	43.37	\$410,572	\$23,428	\$54,000	0.0	0.0	18.00	18.00	#DIV/0!	\$1,302	\$0.03		
05-003-20 W BASEL			05/10/21	\$75,000	WD	03-ARM'S	\$75,000	\$41,500	55.33	\$66,120	\$75,000	\$66,120	0.0	0.0	16.53	7.73	#DIV/0!	\$4,537	\$0.10		
05-003-20 2325 W B,			05/10/21	\$75,000	WD	03-ARM'S	\$75,000	\$41,500	55.33	\$66,120	\$75,000	\$66,120	0.0	0.0	16.53	8.83	#DIV/0!	\$4,537	\$0.10		
05-005-10-003-03			08/12/21	\$70,000	WD	03-ARM'S	\$70,000	\$24,600	35.14	\$66,885	\$70,000	\$66,885	0.0	0.0	16.59	16.59	#DIV/0!	\$4,219	\$0.10		
05-022-40-003-05			06/29/22	\$38,000	LC	22-OUTLIE	\$38,000	\$33,300	87.63	\$81,700	\$38,000	\$81,700	0.0	0.0	19.00	19.00	#DIV/0!	\$2,000	\$0.05		
											<b>\$281,428</b>				<b>86.65 \$3,247.87 \$3,300.00</b>						
<b>30-99.399</b>																					
<b>100+</b>																					
																		<b>\$2,900.00</b>		<b>\$1,800.00</b>	



NOTTAWA

RESIDENTIAL RURAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-002-20-002-00	5875 N NOTTAWA RD	07/22/22	\$171,000	WD	33-TO BE DETERMINED	\$171,000	\$91,900	53.74	\$232,592	\$29,450	\$141,550	\$211,606	0.669
11-004-40-002-01	3386 W DENVER	03/10/22	\$160,000	PTA	31-SPLIT IMPROVED	\$160,000	\$0	0.00	\$202,549	\$26,300	\$133,700	\$183,593	0.728
11-007-40-002-00	5184 W ROSEBUSH	12/15/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,500	46.11	\$108,844	\$5,810	\$84,190	\$107,327	0.784
11-019-10-002-01	2585 N JOHNSON RD	05/05/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,100	31.62	\$115,580	\$15,766	\$114,234	\$103,973	1.099
11-019-10-007-03	2975 N JOHNSON	03/31/23	\$63,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$63,000	\$34,900	55.40	\$81,199	\$13,902	\$49,098	\$70,101	0.700
11-019-40-031-00	5282 W BEAL CITY RD	12/15/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$80,400	36.71	\$226,702	\$23,639	\$195,361	\$211,524	0.924
11-020-30-002-01	2200 N LITTLEFIELD RD	06/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,200	46.34	\$162,549	\$15,881	\$129,119	\$152,779	0.845
11-021-20-006-03	2731 N WINN RD	04/16/21	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$45,900	59.23	\$116,615	\$9,432	\$68,068	\$111,649	0.610
11-021-30-004-01	3520 W BEAL CITY	05/21/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$103,100	40.43	\$303,207	\$17,850	\$237,150	\$297,247	0.798
11-021-40-004-01	3488 W BEAL CITY RD	09/24/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$79,300	29.26	\$246,788	\$21,704	\$249,296	\$234,463	1.063
11-023-10-001-01	1745 W WEIDMAN RD	09/28/22	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$94,700	30.45	\$291,725	\$32,298	\$278,702	\$270,236	1.031
11-023-10-002-01	2500 N VANDECAR	12/16/21	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000	\$96,600	25.09	\$205,758	\$20,423	\$364,577	\$208,242	1.751
11-026-30-004-02	1240 N VANDECAR RD	08/16/21	\$225,100	WD	03-ARM'S LENGTH	\$225,100	\$64,000	28.43	\$217,850	\$10,017	\$215,083	\$216,493	0.993
11-027-30-004-00	2848 W JORDAN RD	05/20/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$97,600	37.68	\$289,436	\$21,236	\$237,764	\$279,375	0.851
11-028-30-001-03	3618 W JORDAN	11/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,800	43.37	\$426,162	\$56,721	\$323,279	\$384,834	0.840
11-028-30-005-00	3980 W JORDAN	02/23/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$64,200	31.32	\$182,348	\$7,000	\$198,000	\$182,654	1.084
11-029-10-010-00	1552 N LITTLEFIELD	10/04/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$37,600	58.75	\$90,333	\$16,503	\$47,497	\$76,906	0.618
11-029-30-001-16	1411 N LAPEARL	03/23/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$104,500	33.71	\$310,439	\$22,227	\$287,773	\$300,221	0.959
11-029-30-006-00	1473 N LAPEARL	05/26/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$25,500	22.77	\$95,472	\$12,732	\$99,268	\$86,188	1.152
11-030-20-001-06	5027 W PARKVIEW DR	09/23/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$23,000	31.51	\$64,113	\$10,761	\$62,239	\$55,575	1.120
11-031-30-004-01	200 N WOODRUFF	11/24/21	\$145,000	WD	31-SPLIT IMPROVED	\$145,000	\$0	0.00	\$100,735	\$15,820	\$129,180	\$88,453	1.460
11-032-10-004-00	4825 W JORDAN RD	06/28/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$148,600	38.60	\$361,820	\$62,532	\$322,468	\$311,758	1.034
11-032-20-001-01	765 N GILMORE RD	08/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$54,200	30.11	\$154,452	\$19,740	\$160,260	\$140,325	1.142
11-034-40-002-01	2410 W BASELINE RD	12/17/21	\$245,000	MLC	03-ARM'S LENGTH	\$245,000	\$122,600	50.04	\$326,203	\$23,592	\$221,408	\$315,220	0.702
11-035-20-002-01	1499 W JORDAN RD	06/22/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,000	50.56	\$238,249	\$20,000	\$160,000	\$227,343	0.704
11-041-00-009-06	930 ARROWHEAD	05/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$54,400	30.22	\$143,602	\$20,482	\$159,518	\$128,250	1.244
<b>Totals:</b>			<b>\$5,220,600</b>			<b>\$5,220,600</b>	<b>\$1,828,600</b>		<b>\$5,295,322</b>		<b>\$4,668,782</b>	<b>\$4,956,334</b>	
							<b>Sale. Ratio =&gt;</b>	<b>35.03</b>			<b>E.C.F. =&gt;</b>	<b>0.942</b>	
							<b>Std. Dev. =&gt;</b>	<b>14.97</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.958</b>	

PLATTED NON-WATER ECF .78

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
11-070-00-001-08	0 0	11/18/22	\$70,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$70,750	\$37,400	52.86	\$78,395	\$29,791	\$40,959	\$73,642	0.556	
11-070-00-001-11	5915 RANDY LN	11/22/22	\$140,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$140,000	\$39,100	27.93	\$94,005	\$16,457	\$123,543	\$106,230	1.163	
11-070-00-001-15	5927 INDIAN LN	02/22/23	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$18,200	40.44	\$43,387	\$4,000	\$41,000	\$53,955	0.760	
11-080-00-010-03	5959 SCHAFIN DR	03/10/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$25,400	22.09	\$100,479	\$15,322	\$99,678	\$116,653	0.854	
11-090-00-020-00	1896 MIDWAY	09/23/22	\$19,500	PTA	03-ARM'S LENGTH	\$19,500	\$7,500	38.46	\$22,770	\$15,618	\$3,882	\$9,797	0.396	
11-090-00-024-00		02/16/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,400	37.87	\$72,746	\$16,179	\$58,821	\$77,489	0.759	
11-090-00-028-00	1837 COUNTRY LN	04/28/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$24,700	53.70	\$62,695	\$15,910	\$30,090	\$64,089	0.470	
11-090-00-038-00	5205 PARKVIEW RD	07/23/21	\$30,000	LC	03-ARM'S LENGTH	\$30,000	\$12,000	40.00	\$33,542	\$10,709	\$19,291	\$31,278	0.617	
<b>Totals:</b>			<b>\$541,250</b>			<b>\$541,250</b>	<b>\$192,700</b>		<b>\$508,019</b>		<b>\$417,264</b>	<b>\$533,134</b>		
								Sale. Ratio =>		35.60			E.C.F. =>	0.783
								Std. Dev. =>		10.83			Ave. E.C.F. =>	0.697



RES VILLAGE LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
11-022-30-011-00	2090 WINN	04/19/22	\$109,000	PTA	03-ARM'S LENGTH	\$109,000	\$39,400	36.15	\$98,339	\$21,204	\$10,543	91.7	165.0	0.31	0.31	\$231
11-027-10-009-00	2949 W BEAL CITY RD	06/28/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$38,800	35.30	\$94,436	\$30,645	\$15,181	132.0	209.6	0.50	0.50	\$232
11-037-00-006-00	3091 ELIAS	09/01/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$34,600	49.43	\$77,381	\$6,944	\$14,325	124.6	116.1	0.36	0.36	\$56
<b>Totals:</b>			<b>\$288,900</b>			<b>\$288,900</b>	<b>\$112,800</b>		<b>\$270,156</b>	<b>\$58,793</b>	<b>\$40,049</b>	<b>348.3</b>		<b>1.17</b>	<b>1.17</b>	
								Sale. Ratio =>	39.04	Average			Average			
								Std. Dev. =>	7.92	per FF=>			per Net Acre=>		50,121.91	
												<b>160.0</b>				

RIVER ECF 1.09

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-085-00-001-21	5689 RIVERSIDE BEACH	05/13/22	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$91,100	32.71	\$251,999	\$90,361	\$188,139	\$151,064	1.245
11-085-00-098-00	5487 LAKESHORE	06/17/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,200	33.50	\$141,597	\$38,045	\$81,955	\$96,778	0.847
<b>Totals:</b>			<b>\$398,500</b>			<b>\$398,500</b>	<b>\$131,300</b>		<b>\$393,596</b>		<b>\$270,094</b>	<b>\$247,841</b>	
								<b>Sale. Ratio =&gt;</b>	<b>32.95</b>			<b>E.C.F. =&gt;</b>	<b>1.090</b>
								<b>Std. Dev. =&gt;</b>	<b>0.56</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.046</b>

VILLAGE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-022-30-011-00	2090 WINN	04/19/22	\$109,000	PTA	03-ARM'S LENGTH	\$109,000	\$39,400	36.15	\$109,266	\$16,995	\$92,005	\$126,399	0.728
11-027-10-009-00	2949 W BEAL CITY RD	06/28/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$38,800	35.30	\$106,513	\$21,121	\$88,779	\$116,975	0.759
11-028-20-002-00	3033 W BEAL CITY	11/04/22	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$39,000	33.91	\$106,288	\$14,758	\$100,242	\$125,384	0.799
11-037-00-006-00	3091 ELIAS	09/01/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$34,600	49.43	\$87,882	\$22,560	\$47,440	\$89,482	0.530
11-037-00-012-00	3134 W BEAL CITY RD	09/30/21	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$26,300	29.89	\$69,880	\$16,964	\$71,036	\$72,488	0.980
<b>Totals:</b>			<b>\$491,900</b>			<b>\$491,900</b>	<b>\$178,100</b>		<b>\$479,829</b>		<b>\$399,502</b>	<b>\$530,727</b>	
								<b>Sale. Ratio =&gt;</b>	<b>36.21</b>			<b>E.C.F. =&gt;</b>	<b>0.753</b>
								<b>Std. Dev. =&gt;</b>	<b>7.39</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.759</b>

VILLAGE LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
11-022-30-011-00	2090 WINN	04/19/22	\$109,000	PTA	03-ARM'S LENGTH	\$109,000	\$39,400	36.15	\$109,266	\$14,403	\$14,669	91.7	165.0	0.31	0.31	\$157
11-027-10-009-00	2949 W BEAL CITY RD	06/28/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$38,800	35.30	\$106,513	\$24,508	\$21,121	132.0	209.6	0.50	0.50	\$186
<b>Totals:</b>			<b>\$218,900</b>			<b>\$218,900</b>	<b>\$78,200</b>		<b>\$215,779</b>	<b>\$38,911</b>	<b>\$35,790</b>	<b>223.7</b>		<b>0.82</b>	<b>0.82</b>	
								<b>Sale. Ratio =&gt;</b>	<b>35.72</b>	<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>0.60</b>	<b>per FF=&gt;</b>			<b>\$174</b>	<b>per Net Acre=&gt;</b>		<b>47,743.56</b>
												using 160	no vacant sales			



RIVER LV

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
11-085-00-001-21	5689 RIVERSIDE BEACH	05/13/22	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$91,100	32.71	\$225,773	\$117,407	\$64,680	196.0	115.0	0.52	0.52	\$599	
11-100-00-049-10	3114 SECOND	04/09/21	\$46,900	PTA	31-SPLIT IMPROVED	\$46,900	\$0	0.00	\$66,454	\$19,236	\$38,790	113.0	203.0	0.60	0.60	\$170	
Totals:			\$325,400			\$325,400	\$91,100		\$292,227	\$136,643	\$103,470	309.0		1.12	1.12		
								Sale. Ratio =>	28.00	Average			Average				
								Std. Dev. =>	23.13	per FF=>			\$442	per Net Acre=> 122,330.35			
												400.0					