

2024 FG Front Foot Determination
Desmond Beach, Manor / Forrest 4095

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		
20-190-0011-000	4766 LAKESHORE RD	05/25/22	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$36,200	44.69	\$74,893	\$43,448	\$37,341	41.5	67.5	0.08		
20-297-0006-000	2996 SYLVAN DR	05/09/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,200	34.86	\$177,487	\$112,591	\$80,078	89.0	95.0	0.22		
20-297-0029-000	3015 SYLVAN DR	02/03/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,300	34.65	\$229,707	\$128,128	\$82,835	92.0	101.8	0.23		
20-297-0059-001	3057 WOODLAND DR	09/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,100	38.15	\$246,274	\$109,214	\$90,488	100.5	95.0	0.25		
20-468-0012-000	3024 ELMWOOD DR	08/13/21	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$59,700	34.41	\$145,085	\$65,201	\$36,786	40.9	99.0	0.10		
20-468-0031-001	3055 ELMWOOD DR	01/06/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$88,900	46.81	\$201,404	\$58,578	\$70,082	77.9	89.8	0.19		
20-468-0032-001	3051 ELMWOOD DR	08/18/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,600	38.26	\$154,937	\$109,032	\$68,969	76.6	87.0	0.18		
20-468-0054-000	3016 MAPLEWOOD DR	11/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$120,600	54.82	\$258,095	\$25,104	\$63,199	70.2	88.0	0.17		
20-675-0004-000	2666 RIALTO COURT	07/28/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$49,900	29.35	\$138,633	\$65,042	\$33,675	37.4	56.0	0.06		
20-675-0009-000	2663 RIALTO COURT	02/03/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$40,200	51.54	\$85,900	\$22,707	\$30,607	34.0	55.5	0.06		
Totals:			\$1,857,400			\$1,857,400	\$739,700		\$1,712,415	\$739,045	\$594,060	660.1		1.54		
								Sale. Ratio =>	39.82	Average			Average			
								Std. Dev. =>	8.31	per FF=>			\$1,120	per Net Acre=>		

Front Foot Determination
\$1,120

20-297-0034-000	2985 SYLVAN DR OUTLIER	07/09/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$108,000	31.76	\$203,466	\$196,992	\$60,458	67.2	60.0	0.13
20-297-0057-000	3069 WOODLAND DR OUTLIER	08/30/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$61,900	31.11	\$132,140	\$102,895	\$36,035	40.0	95.0	0.10
20-297-0008-000	3010 SYLVAN DR	02/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$73,200	36.60	\$148,623	\$90,992	\$39,615	44.0	93.0	0.11
20-297-0013-000	3066 SYLVAN DR	12/06/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$65,500	36.80	\$132,515	\$81,520	\$36,035	40.0	95.0	0.10

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Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
0.08	\$1,047	\$557,026	\$12.79	50.50	4095	5531/0441		DESMOND BEACH-MANOR/FORREST	0	1	11/2/2022	RES RENTAL	401	4095-4100	
0.22	\$1,265	\$516,472	\$11.86	100.00	4095	5526/0635		DESMOND BEACH-MANOR/FORREST	0	1	11/1/2022		401	4090 - 4095	
0.23	\$1,392	\$547,556	\$12.57	100.00	4095	5600/0879		DESMOND BEACH-MANOR/FORREST	0	1	8/23/2023		401	4090 - 4095	4090 - 4095
0.25	\$1,086	\$443,959	\$10.19	113.00	4095	5570/0502		DESMOND BEACH-MANOR/FORREST	0	0	11/14/2022		401	4090 - 4095	4090 - 4095
0.10	\$1,595	\$639,225	\$14.67	45.00	4095	5416/0793		DESMOND BEACH-MANOR/FORREST	0	1	5/22/2017		401	4090 - 4095	
0.19	\$752	\$314,935	\$7.23	90.04	4095	5487/0570		DESMOND BEACH-MANOR/FORREST	0	0	11/1/2022		401	4090 - 4095	
0.14	\$1,423	\$605,733	\$13.91	90.00	4095	5418/0497		DESMOND BEACH-MANOR/FORREST	0	0	12/19/2023		401	4090 - 4095	
0.17	\$358	\$151,229	\$3.47	82.00	4095	5583/0649		DESMOND BEACH-MANOR/FORREST	0	1	11/14/2023		401	4090 - 4095	
0.06	\$1,738	\$1,016,281	\$23.33	50.00	4095	5554/0071		DESMOND BEACH-MANOR/FORREST	0	0	11/18/2022	RES 1 FAMILY	401	4095-4100	
0.06	\$668	\$354,797	\$8.15	50.02	4095	5599/0278		DESMOND BEACH-MANOR/FORREST	0	1	8/16/2023		401	4090 - 4095	

1.49

480,523.41 **Average**
per SqFt=> **\$11.03**

0.13	\$2,933	\$1,503,756	\$34.52	95.00	4095	5397/0033		DESMOND BEACH-MANOR/FORREST	0	1	4/8/2022		401	4090 - 4095	
0.10	\$2,570	\$1,049,949	\$24.10	45.00	4095	5561/0447		DESMOND BEACH-MANOR/FORREST	0	1	6/7/2017		401	4090 - 4095	
0.11	\$2,067	\$850,393	\$19.52	50.00	4095	5492/0519		DESMOND BEACH-MANOR/FORREST	0	1	11/14/2023		401	4090 - 4095	
0.10	\$2,036	\$831,837	\$19.10	45.00	4095	5479/0199		DESMOND BEACH-MANOR/FORREST	0	1	6/13/2014		401	4090 - 4095	

2024 Fort Gratiot ECF
4005 Section East

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.
20-004-4009-000	5607 TICE RD	10/08/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$119,000	49.17	\$252,528	\$106,991	\$135,009	\$165,383	0.816
20-004-4014-000	5574 TICE RD	07/22/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$56,600	47.21	\$116,734	\$51,595	\$68,305	\$74,022	0.923
20-004-4034-000	3352 BRACE RD	07/18/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$59,100	39.93	\$128,610	\$47,196	\$100,804	\$88,015	1.145
20-009-3029-000	3204 CARRIGAN RD	05/24/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,400	48.44	\$139,453	\$54,840	\$80,160	\$91,474	0.876
20-009-4004-250	5200 PARKER RD	06/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,600	44.24	\$238,322	\$97,943	\$152,057	\$151,761	1.002
20-016-1016-000	3285 CARRIGAN RD	06/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,400	42.75	\$141,790	\$48,052	\$111,948	\$106,520	1.051
20-016-4002-000	3380 KEWAHDIN RD	11/21/22	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$106,900	56.26	\$226,833	\$114,043	\$75,957	\$121,935	0.623
20-105-0027-000	4629 MEADOWLAWN DR	04/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$66,100	73.44	\$130,616	\$32,523	\$57,477	\$106,046	0.542
20-315-0022-000	4065 HELEN AVE	03/09/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,500	31.78	\$203,591	\$42,989	\$182,011	\$175,906	1.035
Totals:			\$1,559,900			\$1,559,900	\$723,600		\$1,578,477		\$963,728	\$1,081,062	
								Sale. Ratio =>	46.39			E.C.F. =>	0.891
								Std. Dev. =>	11.66			Ave. E.C.F. =>	0.890

2024 Fort Gratiot ECF
4005 Section East

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
1,456	\$92.73	4005	7.4022	RANCH/RAISED		\$90,549	No	/ /		SECTION (EAST)	401	72	
975	\$70.06	4005	3.2408	RANCH/RAISED		\$47,412	No	/ /		SECTION (EAST)	401	54	
960	\$105.00	4005	25.4939	RANCH/RAISED		\$47,196	No	/ /		SECTION (EAST)	401	65	
1,286	\$62.33	4005	1.4044	RANCH/RAISED		\$54,512	No	/ /		SECTION (EAST)	401	45	
1,440	\$105.60	4005	11.1586	1.50-STORY		\$84,085	No	/ /		SECTION (EAST)	401	51	
1,300	\$86.11	4005	16.0589	RANCH/RAISED	RES RENTAL	\$47,500	No	/ /		SECTION (EAST)	401	69	
1,176	\$64.59	4005	26.7434	RANCH/RAISED		\$74,564	No	/ /	20-016-4009-000	SECTION (EAST)	401	54	
1,547	\$37.15	4005	34.8366	MANUFACTURED		\$32,523	No	/ /		SECTION (EAST)	401	64	
1,800	\$101.12	4005	14.4343	RANCH/RAISED		\$31,768	No	/ /		SECTION (EAST)	401	65	

\$80.52

0.1100

Std. Deviation=> 0.20114542

Ave. Variance=> 15.6415 Coefficient of Var=> 17.5675048

2024 Fort Gratiot ECF

4005 Section East

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot ECF
4035 Shoreview / Old Farm

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.	Floor Area
20-005-2001-000	5841 SAN JUAN DR	02/07/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,200	38.64	\$299,066	\$71,855	\$208,145	\$290,551	0.716	2,066
20-585-0005-000	4305 GUILFORD LANE	06/16/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$107,400	37.36	\$256,239	\$59,338	\$228,162	\$276,935	0.824	2,061
20-585-0014-000	4272 GUILFORD LANE	07/18/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,800	45.63	\$256,133	\$62,251	\$182,749	\$270,031	0.677	2,046
20-586-0004-000	3631 W SURREY LANE	05/14/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$83,500	35.99	\$195,168	\$41,886	\$190,114	\$215,587	0.882	1,488
20-586-0011-000	4336 QUAKER HILL DR	10/13/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,600	34.24	\$207,480	\$58,505	\$191,495	\$209,529	0.914	1,620
20-587-0002-001	3699 W SURREY LANE	09/09/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$181,700	47.57	\$404,210	\$56,810	\$325,190	\$483,844	0.672	3,397
20-587-0003-000	3707 W SURREY LANE	09/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$91,900	30.63	\$255,970	\$71,451	\$228,549	\$256,990	0.889	1,641
20-587-0010-000	4309 OLD FORGE DR	12/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,900	44.67	\$272,099	\$75,563	\$179,437	\$273,727	0.656	2,272
20-587-0025-500	3694 LANTERN LANE	07/19/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$123,100	50.66	\$258,418	\$57,058	\$185,942	\$283,207	0.657	2,060
20-587-0030-000	3679 OLD FARM LANE	05/27/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$84,100	43.35	\$175,224	\$43,439	\$150,561	\$185,352	0.812	1,578
20-588-0014-000	4218 QUAKER HILL DR	09/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$101,000	35.44	\$246,698	\$40,266	\$244,734	\$290,340	0.843	3,032
20-588-0031-000	4220 SURREY LANE	05/18/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,200	43.43	\$191,039	\$40,253	\$169,747	\$212,076	0.800	1,590
20-588-0036-000	4254 SURREY LANE	04/12/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$125,500	43.13	\$262,380	\$44,245	\$246,755	\$303,809	0.812	2,205
20-589-0003-000	4247 OLD FORGE DR	06/09/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$101,700	43.65	\$227,220	\$44,984	\$188,016	\$253,811	0.741	1,410
20-589-0017-000	4160 SURREY LANE	06/09/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,300	41.15	\$171,780	\$39,213	\$160,787	\$186,451	0.862	1,530
20-589-0026-000	4157 SURREY LANE	08/10/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,500	35.87	\$194,239	\$37,745	\$192,255	\$220,104	0.873	1,876
20-589-0040-000	3660 VINEYARD LANE	07/07/21	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$163,200	50.37	\$340,839	\$99,791	\$224,209	\$339,027	0.661	2,477
20-589-0049-000	3686 E SURREY LANE	06/28/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,900	37.16	\$231,500	\$46,971	\$238,029	\$257,004	0.926	1,950
20-589-0054-000	4143 OLD FORGE DR	08/03/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$104,300	43.46	\$216,904	\$57,730	\$182,270	\$223,873	0.814	2,416
20-589-0057-000	4111 OLD FORGE DR	08/23/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,500	42.20	\$221,548	\$73,957	\$176,043	\$207,582	0.848	2,684
20-589-0075-000	4200 OLD FORGE DR	12/03/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,000	36.96	\$177,734	\$42,478	\$187,522	\$190,233	0.986	1,911
20-590-0005-000	3604 OLD FARM LANE	02/11/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,200	41.68	\$222,640	\$44,528	\$205,472	\$250,509	0.820	2,523
20-590-0013-000	3544 OLD FARM LANE	11/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,500	38.13	\$197,690	\$48,313	\$191,687	\$208,046	0.921	1,691
20-724-0004-000	3217 S SHOREVIEW DR	04/13/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,500	57.19	\$188,867	\$101,875	\$58,125	\$122,352	0.475	1,476
20-725-0026-000	3219 N SHOREVIEW DR	08/24/22	\$204,500	WD	03-ARM'S LENGTH	\$204,500	\$73,800	36.09	\$164,817	\$59,979	\$144,521	\$146,014	0.990	1,648
20-725-0031-000	3239 N SHOREVIEW DR	10/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,600	41.84	\$218,611	\$61,323	\$188,677	\$221,221	0.853	2,260
20-725-0045-000	3216 N SHOREVIEW DR	09/30/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,000	37.83	\$184,482	\$58,553	\$171,447	\$177,115	0.968	1,520
20-746-0020-000	3623 W SURREY LANE	08/09/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,500	39.80	\$202,733	\$73,971	\$171,029	\$181,100	0.944	1,994
Totals:			\$7,026,000			\$7,026,000	\$2,889,400		\$6,441,728		\$5,411,669	\$6,736,420		
								Sale. Ratio =>	41.12			E.C.F. =>	0.803	
								Std. Dev. =>	5.71			Ave. E.C.F. =>	0.816	

(INTERPOLATED TO E.C.F. 0.782)

20-589-0004-000	4233 OLD FORGE DR	01/23/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$82,300	33.59	\$189,448	\$48,716	\$196,284	\$196,006	1.001	810
20-590-0004-000	3612 OLD FARM LANE	08/27/21	\$285,450	WD	03-ARM'S LENGTH	\$285,450	\$97,800	34.26	\$204,830	\$44,684	\$240,766	\$225,241	1.069	2,412
20-590-0022-000	3589 OLD FARM LANE	06/28/22	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$101,300	34.63	\$217,960	\$49,191	\$243,309	\$235,054	1.035	2,428

2024 Fort Gratiot ECF
4035 Shoreview / Old Farm

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
\$100.75	4035	9.9261	2.00-STORY		\$60,474	No	/ /		SHOREVIEW - OLD FARMS	401	75	
\$110.70	4035	0.8241	RANCH/RAISED		\$43,902	No	/ /		SHOREVIEW - OLD FARMS	401	70	
\$89.32	4035	13.8869	1&2-STORY		\$53,775	No	/ /		SHOREVIEW - OLD FARMS	401	60	
\$127.76	4035	6.6205	2.00-STORY		\$35,620	No	/ /		SHOREVIEW - OLD FARMS	401	65	
\$118.21	4035	9.8291	TRI-LEVEL		\$53,324	No	/ /		SHOREVIEW - OLD FARMS	401	70	
\$95.73	4035	14.3544	1.75-STORY		\$36,720	No	/ /		SHOREVIEW - OLD FARMS	401	72	
\$139.27	4035	7.3689	RANCH/RAISED		\$57,985	No	/ /		SHOREVIEW - OLD FARMS	401	65	
\$78.98	4035	16.0108	1&2-STORY		\$59,514	No	/ /		SHOREVIEW - OLD FARMS	401	55	
\$90.26	4035	15.9081	2.00-STORY		\$35,708	No	/ /		SHOREVIEW - OLD FARMS	401	70	
\$95.41	4035	0.3341	1&2-STORY		\$34,865	No	/ /		SHOREVIEW - OLD FARMS	401	53	
\$80.72	4035	2.7280	1&2-STORY		\$33,750	No	/ /		SHOREVIEW - OLD FARMS	401	59	
\$106.76	4035	1.5234	1&2-STORY		\$33,750	No	/ /		SHOREVIEW - OLD FARMS	401	71	
\$111.91	4035	0.3437	1&2-STORY		\$37,500	No	/ /		SHOREVIEW - OLD FARMS	401	75	
\$133.34	4035	7.4868	RANCH/RAISED		\$37,500	No	/ /		SHOREVIEW - OLD FARMS	401	65	
\$105.09	4035	4.6712	RANCH/RAISED		\$33,750	No	/ /		SHOREVIEW - OLD FARMS	401	62	
\$102.48	4035	5.7833	RANCH/RAISED		\$33,750	No	/ /		SHOREVIEW - OLD FARMS	401	65	
\$90.52	4035	15.4309	2.00-STORY		\$76,687	No	/ /		SHOREVIEW - OLD FARMS	401	73	
\$122.07	4035	11.0527	1.50-STORY	RES RENTAL	\$39,271	No	/ /		SHOREVIEW - OLD FARMS	401	61	
\$75.44	4035	0.1475	1.75-STORY		\$52,875	No	/ /		SHOREVIEW - OLD FARMS	401	55	
\$65.59	4035	3.2423	RANCH/RAISED		\$70,481	No	/ /		SHOREVIEW - OLD FARMS	401	53	
\$98.13	4035	17.0106	1.75-STORY		\$34,081	No	/ /		SHOREVIEW - OLD FARMS	401	70	
\$81.44	4035	0.4577	1&2-STORY		\$34,953	No	/ /		SHOREVIEW - OLD FARMS	401	60	
\$113.36	4035	10.5728	1&2-STORY		\$35,734	No	/ /		SHOREVIEW - OLD FARMS	401	61	
\$39.38	4035	34.0575	RANCH/RAISED		\$71,237	No	/ /		SHOREVIEW - OLD FARMS	401	48	
\$87.69	4035	17.4135	RANCH/RAISED		\$50,093	No	/ /		SHOREVIEW - OLD FARMS	401	54	
\$83.49	4035	3.7249	RANCH/RAISED		\$45,084	No	/ /		SHOREVIEW - OLD FARMS	401	67	
\$112.79	4035	15.2356	RANCH/RAISED		\$45,251	No	/ /		SHOREVIEW - OLD FARMS	401	75	
\$85.77	4035	12.8750	TRI-LEVEL		\$58,311	No	/ /		SHOREVIEW - OLD FARMS	401	68	

\$97.94 **1.2296**

Std. Deviation=> 0.12126864

Ave. Variance=> 9.2436 Coefficient of Var=> 11.33292074

\$242.33	4035	18.5780	2.00-STORY		\$37,500	No	/ /		SHOREVIEW - OLD FARMS	401	75	
\$99.82	4035	25.3288	1&2-STORY		\$34,959	No	/ /		SHOREVIEW - OLD FARMS	401	69	
\$100.21	4035	21.9478	1&2-STORY		\$38,193	No	/ /		SHOREVIEW - OLD FARMS	401	58	

2024 Fort Gratiot ECF
4050 Section West

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.	Floor Area
20-006-4001-000	4476 COLE RD	12/10/21	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$128,100	47.01	\$266,678	\$87,181	\$185,319	\$220,784	0.839	2,356
20-007-4014-001	4325 CARRIGAN RD	04/09/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$108,200	44.16	\$224,570	\$71,937	\$173,063	\$187,740	0.922	1,484
20-008-1003-100	5328 STATE RD	06/17/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$160,200	33.44	\$415,890	\$87,016	\$391,984	\$379,762	1.032	2,045
20-017-1002-000	3825 CARRIGAN RD	01/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$93,700	62.47	\$194,118	\$84,813	\$65,187	\$134,447	0.485	1,394
20-018-2002-000	4193 CARRIGAN RD	07/25/22	\$264,300	WD	03-ARM'S LENGTH	\$264,300	\$113,100	42.79	\$254,863	\$85,826	\$178,474	\$195,193	0.914	2,196
20-280-0008-000	4089 BLUEBERRY LANE	07/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,200	44.39	\$264,284	\$64,348	\$190,652	\$230,873	0.826	1,548
20-740-0017-000	3675 STATE RD	07/23/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,800	37.53	\$132,984	\$31,234	\$138,766	\$125,154	1.109	1,589
Totals:			\$1,835,800			\$1,835,800	\$780,300		\$1,753,387		\$1,323,445	\$1,473,952		
								Sale. Ratio =>	42.50			E.C.F. =>	0.898	
								Std. Dev. =>	9.16			Ave. E.C.F. =>	0.875	

2024 Fort Gratiot ECF
4050 Section West

Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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2024 Fort Gratiot ECF
Desmond Beach / Forrest 4095

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.	Floor Area
20-297-0053-000	3086 WOODLAND DR	08/03/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$69,800	69.80	\$149,214	\$41,470	\$58,530	\$98,486	0.594	1,128
20-297-0059-001	3057 WOODLAND DR	09/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,100	38.15	\$246,274	\$99,352	\$165,648	\$134,298	1.233	1,649
20-468-0031-001	3055 ELMWOOD DR	01/06/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$88,900	46.81	\$201,404	\$77,151	\$112,749	\$113,577	0.993	1,076
20-468-0054-000	3016 MAPLEWOOD DR	11/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$120,600	54.82	\$258,095	\$68,576	\$151,424	\$173,235	0.874	1,624
20-675-0009-000	2663 RIALTO COURT	02/03/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$40,200	51.54	\$85,900	\$32,686	\$45,314	\$48,642	0.932	690
Totals:			\$852,900			\$852,900	\$420,600		\$940,887		\$533,665	\$568,238		
								Sale. Ratio =>	49.31			E.C.F. =>	0.939	
								Std. Dev. =>	11.66			Ave. E.C.F. =>	0.925	

2024 Fort Gratiot ECF
4207,407's Multi Not On Water

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.	Floor Area
20-264-0016-000	5977 E MONTEVISTA DR	01/30/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$67,900	34.47	\$171,111	\$26,957	\$170,043	\$174,310	0.976	1,704
20-956-0001-000	4010 FAIRWAY DR	06/03/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$61,900	29.48	\$159,813	\$8,895	\$201,105	\$182,489	1.102	1,226
20-968-0001-000	3875 KRAFFT RD	05/27/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$59,900	28.54	\$167,798	\$26,479	\$183,421	\$170,882	1.073	1,242
20-968-0005-000	3865 KRAFFT RD	06/22/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$73,500	35.17	\$159,695	\$20,197	\$188,803	\$168,680	1.119	1,242
20-968-0006-000	3867 KRAFFT RD	09/13/22	\$209,900	MLC	03-ARM'S LENGTH	\$209,900	\$57,300	27.30	\$162,125	\$20,441	\$189,459	\$171,323	1.106	1,242
20-968-0010-000	3815 KRAFFT RD	07/21/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$70,300	34.63	\$153,151	\$13,933	\$189,067	\$168,341	1.123	1,242
20-975-0002-000	2636 KEEWAHDIN RD	01/23/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$39,000	33.62	\$89,145	\$4,427	\$111,573	\$102,440	1.089	1,080
20-975-0010-000	2636 KEEWAHDIN RD	02/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,800	29.83	\$91,941	\$4,337	\$115,663	\$105,930	1.092	1,116
Totals:			\$1,474,800			\$1,474,800	\$465,600		\$1,154,779		\$1,349,134	\$1,244,393		
								Sale. Ratio =>	31.57			E.C.F. =>	1.084	
								Std. Dev. =>	3.16			Ave. E.C.F. =>	1.085	

20-956-0004-000	4010 FAIRWAY DR	09/09/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$60,600	25.80	\$132,046	\$8,895	\$226,005	\$148,913	1.518	1,279
20-968-0003-000	3855 KRAFFT RD	02/04/22	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$39,600	20.47	\$107,596	\$34,843	\$158,657	\$111,928	1.417	1,242

2024 Fort Gratiot ECF
4207,407's Multi Not On Water

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$99.79	4207	10.9506	1&2-STORY		\$20,252	No	/ /		407'S MULTI NOT ON WATER	401	65
\$164.03	4207	1.6985	CONDO	MULTIPLE RESIDENCES	\$6,728	No	/ /		407'S MULTI NOT ON WATER	407	75
\$147.68	4207	1.1648	RANCH/RAISED	RES RENTAL	\$19,596	No	/ /		407'S MULTI NOT ON WATER	407	79
\$152.02	4207	3.4271	RANCH/RAISED	RES RENTAL	\$19,596	No	/ /		407'S MULTI NOT ON WATER	407	79
\$152.54	4207	2.0830	RANCH/RAISED	RES RENTAL	\$19,596	No	/ /		407'S MULTI NOT ON WATER	407	79
\$152.23	4207	3.8090	RANCH/RAISED	RES RENTAL	\$13,332	No	/ /		407'S MULTI NOT ON WATER	407	79
\$103.31	4207	0.4124	CONDO		\$3,375	No	/ /		407'S MULTI NOT ON WATER	407	57
\$103.64	4207	0.6854	CONDO		\$3,375	No	/ /		407'S MULTI NOT ON WATER	407	62
\$134.41		0.0859									
Std. Deviation=>	0.04711529										
Ave. Variance=>	3.0288	Coefficient of Var=>	2.79148958								

\$176.70	4207	43.2670	CONDO		\$6,728	No	/ /		407'S MULTI NOT ON WATER	407	64
\$127.74	4207	33.2466	RANCH/RAISED	RES RENTAL	\$34,294	No	/ /		407'S MULTI NOT ON WATER	407	65

2024 Fort Gratiot ECF
4207,407's Multi Not On Water

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot ECF
4217 Condos Not On Water

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.	Floor Area
20-925-0011-000	3677 CONNIE LANE	07/08/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$144,100	38.95	\$312,132	\$93,045	\$276,955	\$340,197	0.814	2,216
20-935-0004-000	2625 FAIRWAY LANE	05/06/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,600	35.19	\$242,721	\$64,937	\$255,063	\$290,972	0.877	2,428
20-950-0008-000	4076 PINE RIDGE DR	12/22/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$148,500	40.57	\$325,019	\$101,619	\$264,381	\$346,894	0.762	2,297
20-961-0003-000	4019 LACEY LANE	05/12/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,100	39.05	\$162,719	\$65,626	\$134,374	\$158,908	0.846	1,512
20-965-0015-000	4282 GREENVIEW CIRCLE	07/12/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$146,900	38.66	\$320,842	\$66,632	\$313,368	\$416,056	0.753	2,750
20-966-0013-000	2710 WHITNEY PL	11/03/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$193,600	40.76	\$429,848	\$120,533	\$354,467	\$480,303	0.738	2,726
20-966-0016-000	2680 WHITNEY PL	09/16/21	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$235,700	44.22	\$496,320	\$101,944	\$431,056	\$645,460	0.668	4,426
20-966-0018-000	2656 WHITNEY PL	08/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,200	45.77	\$369,000	\$99,762	\$250,238	\$418,071	0.599	2,020
20-966-0024-000	2596 WHITNEY PL	06/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,400	47.61	\$370,366	\$83,306	\$276,694	\$469,820	0.589	3,111
20-967-0008-000	3810 GRANT AVE	12/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,000	46.07	\$270,058	\$66,412	\$213,588	\$333,300	0.641	1,595
20-977-0028-000	3681 S ATHANASIA WAY	10/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,300	45.10	\$284,401	\$52,451	\$247,549	\$379,624	0.652	1,761
20-985-0044-000	5387 SHOREWOOD DR	08/27/21	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$195,900	47.90	\$413,905	\$100,478	\$308,522	\$512,974	0.601	3,455
20-985-0049-000	5429 SHOREWOOD DR	09/29/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$184,100	40.91	\$384,868	\$95,833	\$354,167	\$473,052	0.749	3,317
20-985-0072-000	5350 SHOREWOOD DR	06/16/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$183,600	45.33	\$397,428	\$125,419	\$279,581	\$422,374	0.662	2,892
20-986-0001-000	3308 SHOREWOOD AVE	11/04/22	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$176,800	41.90	\$418,344	\$104,873	\$317,127	\$486,756	0.652	2,960
20-986-0008-000	5453 BAYWOOD DR	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$191,500	46.14	\$410,508	\$119,317	\$295,683	\$452,160	0.654	2,811
20-986-0021-000	5396 BAYWOOD DR	08/06/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$164,200	48.29	\$343,773	\$89,775	\$250,225	\$415,709	0.602	2,544
20-990-0006-000	4056 STONEY CREEK DR	09/24/21	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$102,700	38.39	\$215,163	\$47,988	\$219,512	\$273,609	0.802	1,349
20-990-0013-000	4077 STONEY CREEK DR	04/14/21	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$105,100	38.23	\$226,614	\$49,097	\$225,803	\$290,535	0.777	1,548
20-990-0021-000	4107 STONEY CREEK DR	06/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$109,700	32.75	\$235,294	\$63,930	\$271,070	\$266,093	1.019	1,565
20-990-0022-000	4114 STONEY CREEK DR	09/17/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$113,200	39.72	\$240,206	\$47,808	\$237,192	\$314,890	0.753	1,638
20-990-0023-000	4115 STONEY CREEK DR	12/09/22	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$150,500	48.01	\$325,392	\$78,115	\$235,385	\$383,971	0.613	1,745
20-990-0040-000	3819 CEDAR RIDGE DR	06/10/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$116,400	40.84	\$243,578	\$54,801	\$230,199	\$308,964	0.745	2,234
20-990-0043-000	4110 PARK AVE WEST	01/11/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$135,700	42.81	\$284,909	\$46,910	\$270,090	\$389,524	0.693	1,964
20-990-0046-000	4088 PARK AVE WEST	05/13/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$107,400	37.03	\$225,080	\$49,783	\$240,217	\$286,902	0.837	1,799
20-990-0047-000	4133 PARK AVE WEST	04/16/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$136,300	44.54	\$284,549	\$82,445	\$223,555	\$330,776	0.676	1,663
20-990-0056-000	3815 ARLINGTON AVE	11/10/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$106,900	33.94	\$271,394	\$51,141	\$263,859	\$360,480	0.732	2,356
20-990-0061-000	3773 ARLINGTON AVE	09/27/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$110,100	32.87	\$266,368	\$76,393	\$258,607	\$310,925	0.832	2,249
20-990-0063-000	4138 LANCASTER DR	11/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,200	50.21	\$386,074	\$144,441	\$190,559	\$375,207	0.508	2,157
20-990-0074-000	3846 ARLINGTON AVE	04/29/21	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$118,200	39.60	\$247,994	\$47,775	\$250,725	\$327,691	0.765	2,025
20-991-0024-000	3906 ESSEX PLACE	05/19/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$160,000	48.48	\$346,206	\$65,679	\$264,321	\$435,601	0.607	2,568
20-991-0028-000	3938 ESSEX PLACE	08/12/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$124,600	34.14	\$314,299	\$70,499	\$294,501	\$378,571	0.778	1,897
20-991-0045-000	3934 ARLINGTON AVE	10/12/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$117,800	36.13	\$308,677	\$59,783	\$266,217	\$407,355	0.654	2,507
20-991-0047-000	3948 ARLINGTON AVE	08/16/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$121,300	33.23	\$317,494	\$63,788	\$301,212	\$415,231	0.725	2,481
20-991-0052-000	3979 ARLINGTON AVE	02/15/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$156,500	45.38	\$356,814	\$93,660	\$251,240	\$386,991	0.649	2,374
20-991-0058-000	3933 ARLINGTON AVE	07/15/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$152,700	46.27	\$320,863	\$65,093	\$264,907	\$418,609	0.633	2,802
20-991-0062-000	3909 ARLINGTON AVE	03/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$107,000	35.79	\$243,497	\$64,075	\$234,925	\$278,606	0.843	1,900
20-991-0082-000	4098 LANCASTER DR	04/13/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$116,700	33.83	\$246,558	\$51,602	\$293,398	\$319,077	0.920	1,785
20-993-0010-000	4260 JANICE COURT	06/30/21	\$246,900	WD	03-ARM'S LENGTH	\$246,900	\$118,000	47.79	\$246,685	\$66,133	\$180,767	\$295,502	0.612	1,508
20-993-0018-000	4196 JANICE COURT	12/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$99,900	36.33	\$213,643	\$51,705	\$223,295	\$265,038	0.843	1,578
20-996-0005-000	4048 JANICE AVE	07/18/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$99,400	35.50	\$227,018	\$55,513	\$224,487	\$266,312	0.843	1,387
20-996-0007-000	4060 JANICE AVE	09/16/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$107,200	37.09	\$225,117	\$44,791	\$244,209	\$295,133	0.827	1,997
20-996-0021-000	4144 JANICE AVE	07/12/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$89,600	34.46	\$187,457	\$46,395	\$213,605	\$230,871	0.925	1,684

Totals: \$14,388,200 \$14,388,200 \$5,902,600 \$12,959,195 \$11,196,895 \$15,655,091

Sale. Ratio => 41.02 E.C.F. => 0.715

2024 Fort Gratiot ECF
4217 Condos Not On Water

Std. Dev. =>

5.23

Ave. E.C.F. => 0.732

2024 Fort Gratiot ECF
4217 Condos Not On Water

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
\$124.98	4217	8.2280	1.50-STORY		\$84,346	No	/ /		CONDOS NOT ON WATER	407	77	
\$105.05	4217	14.4767	1&2-STORY		\$55,374	No	/ /		CONDOS NOT ON WATER	407	73	
\$115.10	4217	3.0315	1&2-STORY		\$84,663	No	/ /		CONDOS NOT ON WATER	407	72	
\$88.87	4217	11.3785	RANCH/RAISED		\$48,594	No	/ /		CONDOS NOT ON WATER	407	76	
\$113.95	4217	2.1366	1.75-STORY		\$59,506	No	/ /		CONDOS NOT ON WATER	407	75	
\$130.03	4217	0.6186	2.00-STORY		\$99,105	No	/ /		CONDOS NOT ON WATER	407	75	
\$97.39	4217	6.3994	COLONIAL		\$81,320	No	/ /		CONDOS NOT ON WATER	407	68	
\$123.88	4217	13.3268	1.50-STORY		\$81,909	No	/ /		CONDOS NOT ON WATER	407	67	
\$88.94	4217	14.2885	2.00-STORY		\$66,403	No	/ /		CONDOS NOT ON WATER	407	73	
\$133.91	4217	9.0992	RANCH/RAISED		\$59,246	No	/ /		CONDOS NOT ON WATER	407	76	
\$140.57	4217	7.9731	RANCH/RAISED		\$42,837	No	/ /		CONDOS NOT ON WATER	407	92	
\$89.30	4217	13.0383	1&2-STORY		\$84,864	No	/ /		CONDOS NOT ON WATER	407	79	
\$106.77	4217	1.6863	1.75-STORY		\$86,067	No	/ /		CONDOS NOT ON WATER	407	77	
\$96.67	4217	6.9894	1.50-STORY		\$112,563	No	/ /		CONDOS NOT ON WATER	407	78	
\$107.14	4217	8.0311	1.50-STORY		\$85,795	No	/ /		CONDOS NOT ON WATER	407	80	
\$105.19	4217	7.7887	2.00-STORY		\$106,467	No	/ /		CONDOS NOT ON WATER	407	80	
\$98.36	4217	12.9898	COLONIAL		\$71,037	No	/ /		CONDOS NOT ON WATER	407	84	
\$162.72	4217	7.0463	RANCH/RAISED	RES CONDO	\$43,436	No	/ /		CONDOS NOT ON WATER	407	87	
\$145.87	4217	4.5375	2.00-STORY	RES CONDO	\$45,700	No	/ /		CONDOS NOT ON WATER	407	87	
\$173.21	4217	28.6882	RANCH/RAISED	RES CONDO	\$57,727	No	/ /		CONDOS NOT ON WATER	407	76	
\$144.81	4217	2.1431	RANCH/RAISED	RES CONDO	\$43,436	No	/ /		CONDOS NOT ON WATER	407	75	
\$134.89	4217	11.8793	RANCH/RAISED	RES CONDO	\$57,727	No	/ /		CONDOS NOT ON WATER	407	88	
\$103.04	4217	1.3246	2.00-STORY	RES CONDO	\$48,418	No	/ /		CONDOS NOT ON WATER	407	78	
\$137.52	4217	3.8436	2.00-STORY	RES CONDO	\$41,144	No	/ /		CONDOS NOT ON WATER	407	77	
\$133.53	4217	10.5458	RANCH/RAISED	RES CONDO	\$41,144	No	/ /		CONDOS NOT ON WATER	407	78	
\$134.43	4217	5.5971	RANCH/RAISED	RES CONDO	\$70,063	No	/ /		CONDOS NOT ON WATER	407	77	
\$111.99	4217	0.0145	RANCH/RAISED	RES CONDO	\$42,257	No	/ /		CONDOS NOT ON WATER	407	80	
\$114.99	4217	9.9914	RANCH/RAISED	RES CONDO	\$61,674	No	/ /		CONDOS NOT ON WATER	407	80	
\$88.34	4217	22.3944	RANCH/RAISED	RES CONDO	\$54,829	No	/ /		CONDOS NOT ON WATER	407	79	
\$123.81	4217	3.3306	2.00-STORY	RES CONDO	\$42,724	No	/ /		CONDOS NOT ON WATER	407	80	
\$102.93	4217	12.5025	1.50-STORY	RES CONDO	\$55,114	No	/ /		CONDOS NOT ON WATER	407	81	
\$155.25	4217	4.6106	RANCH/RAISED	RES CONDO	\$55,114	No	/ /		CONDOS NOT ON WATER	407	82	
\$106.19	4217	7.8296	2.00-STORY	RES CONDO	\$46,156	No	/ /		CONDOS NOT ON WATER	407	86	
\$121.41	4217	0.6413	1.50-STORY	RES CONDO	\$46,644	No	/ /		CONDOS NOT ON WATER	407	86	
\$105.83	4217	8.2608	RANCH/RAISED	RES CONDO	\$88,470	No	/ /		CONDOS NOT ON WATER	407	84	
\$94.54	4217	9.8994	1.75-STORY	RES CONDO	\$46,278	No	/ /		CONDOS NOT ON WATER	407	84	
\$123.64	4217	11.1396	RANCH/RAISED	RES CONDO	\$59,529	No	/ /		CONDOS NOT ON WATER	407	84	
\$164.37	4217	18.7700	RANCH/RAISED	RES CONDO	\$43,371	No	/ /		CONDOS NOT ON WATER	407	84	
\$119.87	4217	12.0094	RANCH/RAISED		\$60,434	No	/ /		CONDOS NOT ON WATER	407	92	
\$141.51	4217	11.0681	RANCH/RAISED	RES CONDO	\$38,871	No	/ /		CONDOS NOT ON WATER	407	96	
\$161.85	4217	11.1125	RANCH/RAISED		\$50,200	No	/ /		CONDOS NOT ON WATER	407	86	
\$122.29	4217	9.5634	RANCH/RAISED	RES VAC	\$39,728	No	/ /		CONDOS NOT ON WATER	407	96	
\$126.84	4217	19.3393	1.50-STORY		\$41,674	No	/ /		CONDOS NOT ON WATER	407	89	

\$121.44

1.6598

Std. Deviation=> **0.10969253**

Ave. Variance=> 9.0596 Coefficient of Var=> 12.379542

2024 Fort Gratiot ECF
4217 Condos Not On Water

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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2024 Fort Gratiot ECF
4227,407's All Left

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.	Floor Area	\$/Sq.Ft.	
20-962-0002-000	4086 TRISTEN AVE	06/08/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$73,800	38.24	\$167,874	\$46,762	\$146,238	\$160,839	0.909	1,232	\$118.70	
20-962-0005-000	4110 TRISTEN AVE	07/22/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,700	37.74	\$154,314	\$39,248	\$150,752	\$152,810	0.987	1,232	\$122.36	
20-962-0006-000	4118 TRISTEN AVE	07/01/22	\$195,250	WD	03-ARM'S LENGTH	\$195,250	\$72,900	37.34	\$165,092	\$41,861	\$153,389	\$163,653	0.937	1,232	\$124.50	
20-962-0007-000	4126 TRISTEN AVE	11/15/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$71,300	37.55	\$160,185	\$41,012	\$148,888	\$158,264	0.941	1,232	\$120.85	
20-962-0022-000	4246 TRISTEN AVE	09/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,400	35.66	\$130,751	\$30,824	\$144,176	\$138,981	1.037	1,232	\$117.03	
20-962-0026-000	4245 TRISTEN AVE	09/12/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$75,000	38.07	\$162,898	\$41,956	\$155,044	\$160,614	0.965	1,232	\$125.85	
20-962-0034-000	4177 TRISTEN AVE	04/07/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,000	39.41	\$140,529	\$37,938	\$132,062	\$142,686	0.926	1,232	\$107.19	
20-962-0041-000	4115 TRISTEN AVE	05/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,700	37.47	\$138,017	\$35,920	\$134,080	\$141,999	0.944	1,232	\$108.83	
Totals:			\$1,480,150			\$1,480,150	\$557,800		\$1,219,660		\$1,164,629	\$1,219,845			\$118.16	
								Sale. Ratio =>	37.69					E.C.F. =>	0.955	Std. Deviation=>
								Std. Dev. =>	1.05					Ave. E.C.F. =>	0.956	Ave. Variance=>

INTERPOLATED TO E.C.F. 0.995

2024 Fort Gratiot ECF
4227,407's All Left

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
4227	4.6566	RANCH/RAISED		\$34,181	No	/ /		407'S ALL LEFT	407	83				
4227	3.0748	RANCH/RAISED	RES 1 FAMILY	\$33,921	No	/ /		407'S ALL LEFT	407	83				
4227	1.8504	RANCH/RAISED	RES RENTAL	\$33,921	No	/ /		407'S ALL LEFT	407	88				
4227	1.5028	RANCH/RAISED	RES RENTAL	\$33,921	No	/ /		407'S ALL LEFT	407	83				
4227	8.1599	RANCH/RAISED		\$26,383	No	/ /		407'S ALL LEFT	407	84				
4227	0.9539	RANCH/RAISED	RES RENTAL	\$33,921	No	/ /		407'S ALL LEFT	407	83				
4227	3.0239	RANCH/RAISED		\$26,383	No	/ /		407'S ALL LEFT	407	84				
4227	1.1549	RANCH/RAISED	RES CONDO	\$26,383	No	/ /		407'S ALL LEFT	407	84				

0.1049

0.04049553

3.0472 Coefficient of Var=> 3.188123503

2024 Fort Gratiot ECF
4227,407's All Left

Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot ECF
4310 Nort River South

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.	Floor Area	\$/Sq.Ft.	
20-091-0025-000	4253 NORTH RIVER RD	05/14/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$91,100	58.03	\$188,247	\$103,340	\$53,660	\$96,705	0.555	1,376	\$39.00	
20-091-0026-000	4247 NORTH RIVER RD	07/12/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$124,100	46.83	\$259,329	\$97,577	\$167,423	\$184,228	0.909	1,634	\$102.46	
20-091-0051-000	3957 NORTH RIVER RD	07/02/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$99,200	40.82	\$203,205	\$105,802	\$137,198	\$110,937	1.237	1,320	\$103.94	
20-695-0002-000	2925 NORTH RIVER RD	04/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,400	44.96	\$222,715	\$52,971	\$197,029	\$230,318	0.855	1,881	\$104.75	
Totals:			\$915,000			\$915,000	\$426,800		\$873,496		\$555,310	\$622,188			\$87.54	
								Sale. Ratio =>	46.64					E.C.F. =>	0.893	Std. Deviation=>
								Std. Dev. =>	7.35					Ave. E.C.F. =>	0.889	Ave. Variance=>

2024 Fort Gratiot ECF
 4310 Nort River South

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply
4310	33.4079	RANCH/RAISED		\$98,810	No	/ /		NORTH RIVER (SOUTH)	401	45			
4310	1.9820	RANCH/RAISED		\$91,448	No	/ /		NORTH RIVER (SOUTH)	401	45			
4310	34.7754	RANCH/RAISED	RES RENTAL	\$97,512	No	/ /		NORTH RIVER (SOUTH)	401	45			
4310	3.3495	RANCH/RAISED		\$46,969	No	/ /		NORTH RIVER (SOUTH)	401	63			

0.3550

0.27931828

18.3787 Coefficient of Var=> 20.6743377

2024 Fort Gratiot ECF
4570 Lake Huron Condo

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.	Floor Area	\$/Sq.Ft.	
20-981-0013-000	4500 LAKESHORE RD	10/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,500	30.33	\$97,192	\$36,699	\$113,301	\$64,423	1.759	581	\$195.01	
20-981-0018-000	4500 LAKESHORE RD	01/03/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$74,600	29.14	\$197,962	\$59,947	\$196,053	\$123,228	1.591	936	\$209.46	
20-981-0020-000	4500 LAKESHORE RD	08/31/21	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$32,700	33.20	\$70,546	\$33,833	\$64,667	\$39,098	1.654	330	\$195.96	
Totals:			\$504,500			\$504,500	\$152,800		\$365,700		\$374,021	\$226,748			\$200.14	
							Sale. Ratio =>	30.29					E.C.F. =>	1.649	Std. Deviation=>	
							Std. Dev. =>	2.09					Ave. E.C.F. =>	1.668	Ave. Variance=>	

2024 Fort Gratiot ECF
4570 Lake Huron Condo

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
4570	9.0822	CONDO		\$33,833	No	/ /		LAKE HURON CONDOS	407	56				
4570	7.6906	CONDO		\$56,885	No	/ /		LAKE HURON CONDOS	407	56				
4570	1.3915	CONDO		\$33,833	No	/ /		LAKE HURON CONDOS	407	56				

1.8391

0.08472547

6.0548 Coefficient of Var=> 3.630205823

2024 Fort Gratiot ECF
4570 Lake Huron Condo

Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character

2024 Fort Gratiot ECF
4580 Lake Huron Lakeshore East

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.	Floor Area	\$/Sq.Ft.	
20-015-3003-000	4550 LAKESHORE RD	12/16/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$194,900	70.36	\$390,241	\$179,164	\$97,836	\$225,993	0.433	2,196	\$44.55	
20-715-0019-000	4784 LAKESHORE RD	10/04/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$394,100	54.36	\$850,298	\$199,393	\$525,607	\$696,900	0.754	2,977	\$176.56	
20-750-0017-000	5150 LAKESHORE RD	06/30/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$699,200	46.61	\$1,510,319	\$316,209	\$1,183,791	\$1,278,490	0.926	5,850	\$202.36	
20-750-0043-000	4916 LAKESHORE RD	10/15/21	\$1,140,000	WD	03-ARM'S LENGTH	\$1,140,000	\$357,100	31.32	\$893,718	\$366,856	\$773,144	\$561,088	1.378	3,985	\$194.01	
20-980-0005-000	4510 LAKESHORE RD	09/21/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$93,900	35.43	\$195,511	\$56,587	\$208,413	\$147,949	1.409	1,372	\$151.90	
Totals:			\$3,907,000			\$3,907,000	\$1,739,200		\$3,840,087		\$2,788,791	\$2,910,421			\$153.88	
						Sale. Ratio =>		44.51					E.C.F. =>	0.958	Std. Deviation=>	
						Std. Dev. =>		15.63					Ave. E.C.F. =>	0.980	Ave. Variance=>	

0.958

2024 Fort Gratiot ECF
 4580 Lake Huron Lakeshore East

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
4580	54.7017	1.75-STORY		\$173,141	No	/ /		LAKE HURON	401	60				
4580	22.5728	2.00-STORY		\$171,696	No	/ /		LAKE HURON	401	92				
4580	5.4006	2.00-STORY		\$252,000	No	/ /		LAKE HURON	401	85				
4580	39.8002	1.75-STORY		\$347,803	No	/ /		LAKE HURON	401	75				
4580	42.8748	CONDO		\$47,818	No	/ /		LAKE HURON	407	61				

2.1725

0.41693166

33.0700 Coefficient of Var=> 33.7471729

Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot ECF
Lake Miriam 4517

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.	Floor Area	\$/Sq.Ft.
20-465-0006-000	3309 LAKE DR	05/17/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,200	44.43	\$133,738	\$33,896	\$106,104	\$161,035	0.659	1,342	\$79.06
20-465-0011-000	3269 LAKE DR	08/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$59,700	29.85	\$124,741	\$33,448	\$166,552	\$147,247	1.131	1,197	\$139.14
20-465-0017-000	3260 SIMPSON RD	07/30/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,700	30.11	\$119,687	\$42,085	\$142,915	\$125,165	1.142	1,212	\$117.92
20-618-0014-000	3261 SIMPSON RD	06/25/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,000	33.14	\$121,150	\$32,403	\$142,597	\$143,140	0.996	1,440	\$99.03
20-685-0002-000	3892 LOTON DR	05/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,800	40.33	\$209,304	\$48,235	\$191,765	\$190,614	1.006	1,575	\$121.76
20-736-0006-000	3296 LAKE DR	08/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$59,800	31.47	\$129,519	\$26,848	\$163,152	\$165,598	0.985	1,237	\$131.89
Totals:			\$1,130,000			\$1,130,000	\$392,200		\$838,139		\$913,085	\$932,800			\$114.80
								Sale. Ratio =>	34.71				E.C.F. =>	0.979	Std. Deviation=>
								Std. Dev. =>	6.06				Ave. E.C.F. =>	0.987	Ave. Variance=>

2024 Fort Gratiot ECF

Lake Miriam 4517

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer
4517	32.7661	RANCH/RAISED		\$25,800	No	/ /		LAKE MIRIAM	401	66				
4517	14.4561	RANCH/RAISED		\$23,400	No	/ /		LAKE MIRIAM	401	63				
4517	15.5271	RANCH/RAISED		\$31,918	No	/ /		LAKE MIRIAM	401	59				
4517	0.9658	RANCH/RAISED		\$21,506	No	/ /		LAKE MIRIAM	401	60				
4517	1.9491	RANCH/RAISED		\$34,154	No	/ /		LAKE MIRIAM	401	76				
4517	0.1320	RANCH/RAISED		\$16,771	No	/ /		LAKE MIRIAM	401	85				

0.7682

0.17483902

10.9660 Coefficient of Var=> 11.11555412

Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

2024 Fort Gratiot ECF
North River 4020

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.	Floor Area	
20-029-3009-001	3644 NORTH RIVER RD	07/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$94,100	62.73	\$195,790	\$59,398	\$90,602	\$174,414	0.519	2,049	
20-029-3012-000	3674 NORTH RIVER RD	12/10/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$58,600	38.55	\$120,607	\$61,263	\$90,737	\$75,887	1.196	867	
20-090-0044-000	3236 NORTH RIVER RD	04/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$61,700	36.73	\$130,560	\$52,648	\$115,352	\$99,632	1.158	1,048	
20-090-0068-000	3423 NORTH RIVER RD	09/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,400	41.20	\$184,389	\$67,030	\$132,970	\$150,075	0.886	990	
20-090-0069-000	3451 NORTH RIVER RD	06/27/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,800	32.64	\$205,209	\$65,655	\$154,345	\$178,458	0.865	1,362	
20-090-0071-000	3469 NORTH RIVER RD	05/20/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$91,100	35.05	\$235,535	\$58,282	\$201,618	\$226,666	0.889	1,458	
20-090-0080-000	3573 NORTH RIVER RD	08/09/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,300	36.30	\$177,449	\$46,496	\$188,504	\$167,459	1.126	1,907	
20-090-0093-000	3522 NORTH RIVER RD	05/19/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$43,400	28.00	\$101,949	\$42,811	\$112,189	\$75,624	1.484	935	
20-091-0074-000	3800 NORTH RIVER RD	05/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$122,900	38.41	\$306,516	\$130,370	\$189,630	\$225,251	0.842	2,291	
20-091-0095-000	4300 NORTH RIVER RD	08/27/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$92,200	55.88	\$195,305	\$135,198	\$29,802	\$76,863	0.388	1,120	
20-091-0109-000	4490 NORTH RIVER RD	07/08/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$91,100	36.45	\$194,870	\$60,558	\$189,342	\$171,754	1.102	1,860	
20-165-0015-000	4134 NORTH RIVER RD	09/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,900	55.27	\$172,749	\$98,052	\$51,948	\$95,520	0.544	1,183	
20-166-0009-000	3636 ANGUS RD	03/15/22	\$250,001	OTH	03-ARM'S LENGTH	\$250,001	\$103,200	41.28	\$225,459	\$101,989	\$148,012	\$157,890	0.937	1,756	
20-166-0017-000	3625 ANGUS RD	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,300	43.61	\$227,958	\$100,397	\$129,603	\$163,121	0.795	2,006	
20-166-0018-000	3641 ANGUS RD	04/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$96,300	58.36	\$197,607	\$98,589	\$66,411	\$126,621	0.524	2,164	
20-166-0019-000	3645 ANGUS RD	01/27/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,100	41.27	\$212,828	\$93,413	\$151,587	\$152,705	0.993	2,105	
20-320-0022-000	3611 MILTON RD	03/21/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,000	41.40	\$204,877	\$74,198	\$140,802	\$168,618	0.835	1,464	
20-328-0014-000	3456 NORTH RIVER RD	08/12/21	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$74,200	67.45	\$166,649	\$65,371	\$44,629	\$129,512	0.345	1,408	
20-328-0025-000	3320 NORTH RIVER RD	12/07/21	\$181,700	WD	03-ARM'S LENGTH	\$181,700	\$66,200	36.43	\$171,060	\$71,781	\$109,919	\$126,955	0.866	1,148	
20-495-0015-000	3391 LOMAR DR	06/03/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$83,400	35.49	\$185,098	\$37,542	\$197,458	\$188,691	1.046	1,832	
20-496-0002-000	3370 LOMAR DR	08/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,800	40.38	\$206,737	\$41,088	\$168,912	\$211,827	0.797	1,556	
20-578-0010-000	3590 STATE RD	03/28/23	\$267,900	WD	03-ARM'S LENGTH	\$267,900	\$47,800	17.84	\$206,899	\$52,178	\$215,722	\$199,640	1.081	1,232	
20-578-0011-001	3580 STATE RD	08/25/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$53,700	25.69	\$171,468	\$56,014	\$152,986	\$147,639	1.036	1,256	
20-578-0018-000	3974 NORTH RIVER RD	11/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,500	44.32	\$198,433	\$54,463	\$165,537	\$184,105	0.899	1,766	
20-578-0023-000	3520 TEEPLE AVE	09/24/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$82,300	48.44	\$170,628	\$63,784	\$106,116	\$136,629	0.777	1,143	
20-578-0024-000	3956 NORTH RIVER RD	12/09/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$90,000	50.28	\$197,861	\$48,244	\$130,756	\$191,326	0.683	1,454	
20-579-0024-000	3635 GRANT AVE	06/22/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$86,500	67.05	\$180,811	\$47,957	\$81,043	\$169,890	0.477	1,344	
20-579-0038-000	3596 TEEPLE AVE	12/30/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$65,000	36.11	\$139,633	\$37,538	\$142,462	\$130,556	1.091	1,196	
20-579-0041-000	3630 TEEPLE AVE	02/28/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$72,800	66.18	\$158,812	\$68,176	\$41,824	\$116,950	0.358	1,224	
20-579-0042-000	3640 TEEPLE	05/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,500	37.81	\$130,836	\$62,193	\$97,807	\$87,779	1.114	978	
20-579-0050-000	3669 TEEPLE AVE	06/25/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$69,700	26.81	\$191,640	\$53,672	\$206,328	\$176,430	1.169	1,438	
20-730-0017-000	3048 NORTH RIVER RD	08/26/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$77,700	33.21	\$193,249	\$52,111	\$181,889	\$180,483	1.008	1,460	
Totals:			\$6,385,301			\$6,385,301	\$2,579,500		\$5,959,471		\$4,226,842	\$4,864,972			
								Sale. Ratio =>	40.40			E.C.F. =>	0.869		
								Std. Dev. =>	12.41			Ave. E.C.F. =>	0.870		

2024 Fort Gratiot ECF
North River 4020

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
\$44.22	4020	35.0227	RANCH/RAISED		\$47,900	No	/ /		NORTH RIVER (NORTH)	401	56	
\$104.66	4020	32.5987	RANCH/RAISED		\$54,429	No	/ /		NORTH RIVER (NORTH)	401	55	
\$110.07	4020	28.8093	RANCH/RAISED		\$44,281	No	/ /		NORTH RIVER (NORTH)	401	53	
\$134.31	4020	1.6330	RANCH/RAISED		\$44,914	No	/ /		NORTH RIVER (NORTH)	401	63	
\$113.32	4020	0.4809	RANCH/RAISED		\$57,274	No	/ /		NORTH RIVER (NORTH)	401	65	
\$138.28	4020	1.9802	RANCH/RAISED		\$55,019	No	/ /		NORTH RIVER (NORTH)	401	72	
\$98.85	4020	25.5981	RANCH/RAISED		\$44,407	No	/ /		NORTH RIVER (NORTH)	401	59	
\$119.99	4020	61.3819	RANCH/RAISED		\$41,344	No	/ /		NORTH RIVER (NORTH)	401	55	
\$82.77	4020	2.7829	1.50-STORY	RES 1 FAMILY	\$124,130	No	/ /		NORTH RIVER (NORTH)	401	64	
\$26.61	4020	48.1963	1.50-STORY		\$126,597	No	/ /		NORTH RIVER (NORTH)	401	45	
\$101.80	4020	23.2708	RANCH/RAISED		\$47,191	No	/ /		NORTH RIVER (NORTH)	401	56	
\$43.91	4020	32.5849	RANCH/RAISED		\$85,739	No	/ /		NORTH RIVER (NORTH)	401	48	
\$84.29	4020	6.7746	RANCH/RAISED		\$88,767	No	/ /		NORTH RIVER (NORTH)	401	53	
\$64.61	4020	7.5173	RANCH/RAISED		\$88,627	No	/ /		NORTH RIVER (NORTH)	401	50	
\$30.69	4020	34.5207	RANCH/RAISED		\$88,625	No	/ /		NORTH RIVER (NORTH)	401	45	
\$72.01	4020	12.2990	1&2-STORY		\$88,621	No	/ /		NORTH RIVER (NORTH)	401	56	
\$96.18	4020	3.4656	RANCH/RAISED		\$36,558	No	/ /		NORTH RIVER (NORTH)	401	65	
\$31.70	4020	52.5096	RANCH/RAISED	RESIDENTIAL	\$53,644	No	/ /		NORTH RIVER (NORTH)	401	45	
\$95.75	4020	0.3882	RANCH/RAISED		\$58,055	No	/ /		NORTH RIVER (NORTH)	401	60	
\$107.78	4020	17.6774	RANCH/RAISED		\$29,388	No	/ /		NORTH RIVER (NORTH)	401	65	
\$108.56	4020	7.2287	RANCH/RAISED		\$37,079	No	/ /		NORTH RIVER (NORTH)	401	65	
\$175.10	4020	21.0864	RANCH/RAISED		\$52,178	No	/ /		NORTH RIVER (NORTH)	401	97	
\$121.80	4020	16.6523	RANCH/RAISED		\$47,434	No	/ /		NORTH RIVER (NORTH)	401	65	
\$93.74	4020	2.9454	RANCH/RAISED		\$41,645	No	/ /		NORTH RIVER (NORTH)	401	65	
\$92.84	4020	9.3019	RANCH/RAISED		\$57,446	No	/ /		NORTH RIVER (NORTH)	401	69	
\$89.93	4020	18.6271	1.25-STORY		\$43,755	No	/ /		NORTH RIVER (NORTH)	401	68	
\$60.30	4020	39.2659	RANCH/RAISED		\$37,538	No	/ /		NORTH RIVER (NORTH)	401	69	
\$119.12	4020	22.1501	RANCH/RAISED		\$37,538	No	/ /		NORTH RIVER (NORTH)	401	64	
\$34.17	4020	51.2067	RANCH/RAISED		\$61,245	No	/ /		NORTH RIVER (NORTH)	401	58	
\$100.01	4020	24.4553	RANCH/RAISED		\$55,678	No	/ /		NORTH RIVER (NORTH)	401	57	
\$143.48	4020	29.9772	RANCH/RAISED		\$47,434	No	/ /		NORTH RIVER (NORTH)	401	70	
\$124.58	4020	13.8097	1&2-STORY		\$46,606	No	/ /		NORTH RIVER (NORTH)	401	60	

\$92.67	0.0859
Std. Deviation=>	0.27573119
Ave. Variance=>	21.4437
Coefficient of Var=>	24.65670479

2024 Fort Gratiot ECF
North River 4020

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot ECF
4070 Lake Shore West

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.
20-009-3013-000	5075 24TH AVE	09/16/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$106,200	37.93	\$280,356	\$101,995	\$178,005	\$253,354	0.703
20-015-4019-000	4689 LAKESHORE TERRACE	09/22/21	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$138,500	50.83	\$302,243	\$117,064	\$155,436	\$255,068	0.609
20-015-4026-000	4543 LAKESHORE RD	11/10/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$110,300	42.44	\$247,071	\$72,040	\$187,860	\$241,090	0.779
20-078-0011-000	4787 LAKESHORE RD	05/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$78,900	56.36	\$156,121	\$68,119	\$71,881	\$125,003	0.575
20-264-0002-000	5964 E MONTEVISTA DR	07/20/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,800	50.38	\$226,293	\$91,626	\$118,374	\$191,288	0.619
20-294-0006-000	4906 FORMAN DR	12/30/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$114,400	38.01	\$269,093	\$87,344	\$213,656	\$250,343	0.853
20-335-0001-000	5851 LAKESHORE RD	09/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$79,900	63.92	\$165,786	\$53,972	\$71,028	\$154,014	0.461
20-450-0001-500	4480 WILLIAM COURT	08/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,400	36.86	\$161,962	\$35,131	\$174,869	\$174,698	1.001
20-450-0004-000	4470 WILLIAM COURT	05/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$68,600	34.47	\$162,923	\$40,248	\$158,752	\$174,254	0.911
20-450-0009-000	4457 WILLIAM COURT	05/24/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,000	42.50	\$141,609	\$38,614	\$121,386	\$141,866	0.856
20-450-0014-000	4485 WILLIAM COURT	06/29/22	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$73,800	36.02	\$158,222	\$42,970	\$161,930	\$163,710	0.989
20-468-0108-000	5895 LAKESHORE RD	01/14/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$84,600	36.80	\$197,291	\$49,318	\$180,582	\$203,820	0.886
20-505-0012-000	4120 FAIRWAY DR	11/10/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,400	43.76	\$155,487	\$29,052	\$140,948	\$174,153	0.809
20-505-0012-000	4120 FAIRWAY DR	04/07/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$152,617	\$28,912	\$156,088	\$175,717	0.888
20-505-0019-000	4121 FAIRWAY DR	09/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,900	37.97	\$236,814	\$84,609	\$215,391	\$216,200	0.996
20-505-0025-000	4251 FAIRWAY DR	08/25/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,600	47.10	\$313,431	\$82,059	\$207,941	\$318,694	0.652
20-505-0026-000	4255 FAIRWAY DR	09/15/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$112,700	33.15	\$320,865	\$91,851	\$248,149	\$315,446	0.787
20-615-0013-000	3166 WASHINGTON AVE	07/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,400	37.81	\$173,063	\$52,650	\$157,350	\$171,041	0.920
20-615-0031-000	3159 LINCOLN AVE	11/23/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,700	44.47	\$138,052	\$52,908	\$97,092	\$117,278	0.828
20-756-0011-000	4460 FAIRWAY DR	11/12/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,600	43.79	\$85,837	\$37,459	\$57,541	\$66,636	0.864
20-756-0024-500	4395 GRATIOT AVE	12/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,000	37.00	\$184,535	\$28,461	\$171,539	\$221,696	0.774
20-756-0052-000	4250 FAIRWAY DR	01/04/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$81,000	31.15	\$232,047	\$41,913	\$218,087	\$261,893	0.833
20-756-0057-000	4225 GRATIOT AVE	11/15/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$41,800	39.07	\$86,513	\$27,960	\$79,040	\$80,652	0.980
20-756-0058-000	4238 FAIRWAY DR	06/23/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$166,700	52.92	\$349,773	\$65,554	\$249,446	\$391,486	0.637
20-756-0064-000	4216 FAIRWAY DR	04/22/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$110,300	41.00	\$231,111	\$60,646	\$208,354	\$234,800	0.887
20-756-0065-000	4205 GRATIOT AVE	06/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$96,000	45.71	\$224,897	\$39,768	\$170,232	\$262,967	0.647
20-756-0076-000	4129 GRATIOT AVE	03/04/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$84,500	46.94	\$184,495	\$59,049	\$120,951	\$178,190	0.679
20-756-0123-000	4451 FAIRWAY DR	03/02/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$68,900	31.90	\$191,395	\$42,781	\$173,219	\$186,467	0.929
20-870-0004-000	4579 LAKESHORE RD	09/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,200	37.58	\$214,187	\$79,377	\$160,623	\$191,491	0.839
20-870-0009-000	4631 LAKESHORE RD	08/06/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$124,000	38.51	\$257,891	\$82,490	\$239,510	\$241,599	0.991
Totals:			\$6,651,200			\$6,651,200	\$2,744,900		\$6,201,980		\$4,865,260	\$6,134,916	
								Sale. Ratio =>	41.27			E.C.F. =>	0.793
								Std. Dev. =>	7.45			Ave. E.C.F. =>	0.806

2024 Fort Gratiot ECF
4070 Lake Shore West

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics		
2,194	\$81.13	4070	10.3508	RANCH/RAISED		\$90,915	No	/ /		LAKESHORE WEST	401	60			
1,899	\$81.85	4070	19.6712	COLONIAL		\$90,814	No	/ /		LAKESHORE WEST	401	63			
2,292	\$81.96	4070	2.6891	TRI-LEVEL		\$70,626	No	/ /		LAKESHORE WEST	401	78			
1,440	\$49.92	4070	23.1068	RANCH/RAISED		\$63,605	No	/ /		LAKESHORE WEST	401	60			
1,648	\$71.83	4070	18.7278	RANCH/RAISED		\$77,354	No	/ /		LAKESHORE WEST	401	62			
1,920	\$111.28	4070	4.7350	1.50-STORY		\$70,043	No	/ /		LAKESHORE WEST	401	71			
2,006	\$35.41	4070	34.4924	TRI-LEVEL		\$53,972	No	/ /		LAKESHORE WEST	401	63			
1,290	\$135.56	4070	19.4874	RANCH/RAISED		\$28,293	No	/ /		LAKESHORE WEST	401	83			
1,594	\$99.59	4070	10.4933	RANCH/RAISED		\$34,178	No	/ /		LAKESHORE WEST	401	65			
1,424	\$85.24	4070	4.9533	RANCH/RAISED		\$33,481	No	/ /		LAKESHORE WEST	401	63			
1,684	\$96.16	4070	18.3022	RANCH/RAISED		\$35,554	No	/ /		LAKESHORE WEST	401	59			
1,792	\$100.77	4070	7.9886	RANCH/RAISED	RESIDENTIAL	\$42,882	No	/ /		LAKESHORE WEST	401	75			
1,278	\$110.29	4070	0.3231	RANCH/RAISED		\$23,445	No	/ /		LAKESHORE WEST	401	80			
1,278	\$122.13	4070	8.2187	RANCH/RAISED		\$23,445	No	/ /		LAKESHORE WEST	401	79			
1,652	\$130.38	4070	19.0153	RANCH/RAISED		\$76,878	No	/ /		LAKESHORE WEST	401	75			
2,098	\$99.11	4070	15.3625	RANCH/RAISED		\$76,878	No	/ /		LAKESHORE WEST	401	65			
1,894	\$131.02	4070	1.9443	RANCH/RAISED		\$76,878	No	/ /		LAKESHORE WEST	401	70			
1,286	\$122.36	4070	11.3850	RANCH/RAISED		\$44,766	No	/ /		LAKESHORE WEST	401	73			
1,304	\$74.46	4070	2.1774	RANCH/RAISED	RESIDENTIAL	\$49,139	No	/ /		LAKESHORE WEST	401	59			
880	\$65.39	4070	5.7404	TRACT/RANCH		\$34,093	No	/ /		LAKESHORE WEST	401	60			
1,860	\$92.23	4070	3.2346	1.75-STORY		\$24,898	No	/ /		LAKESHORE WEST	401	65			
2,023	\$107.80	4070	2.6631	RANCH/RAISED		\$39,407	No	/ /		LAKESHORE WEST	401	70			
1,206	\$65.54	4070	17.3915	1.75-STORY		\$24,898	No	/ /		LAKESHORE WEST	401	49			
2,379	\$104.85	4070	16.8926	1&2-STORY		\$56,338	No	/ /		LAKESHORE WEST	401	80			
1,486	\$140.21	4070	8.1264	RANCH/RAISED		\$39,407	No	/ /		LAKESHORE WEST	401	70			
1,416	\$120.22	4070	15.8753	RANCH/RAISED		\$29,878	No	/ /		LAKESHORE WEST	401	77			
2,115	\$57.19	4070	12.7329	2.00-STORY		\$55,481	No	/ /		LAKESHORE WEST	401	69			
1,440	\$120.29	4070	12.2850	1.50-STORY		\$35,875	No	/ /		LAKESHORE WEST	401	70			
1,572	\$102.18	4070	3.2696	1.25-STORY		\$71,240	No	/ /		LAKESHORE WEST	401	65			
2,680	\$89.37	4070	18.5249	1.75-STORY		\$71,240	No	/ /		LAKESHORE WEST	401	64			
\$96.19		1.3059													
Std. Deviation=>		0.14309406													
Ave. Variance=>		11.6720		Coefficient of Var=>		14.4795704									

2024 Fort Gratiot ECF
4070 Lake Shore West

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot ECF
Section South 4040

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.
20-017-3015-000	3614 KEEWAHDIN RD	06/20/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$85,500	32.28	\$210,142	\$50,083	\$214,817	\$218,362	0.984
20-018-3004-000	4130 KEEWAHDIN RD	08/31/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$71,800	34.85	\$154,141	\$38,495	\$167,505	\$157,771	1.062
20-020-3003-200	4211 PARKER RD	06/21/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$125,100	37.91	\$261,322	\$65,096	\$264,904	\$267,703	0.990
20-020-4003-300	3764 KRAFFT RD	06/28/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,900	42.52	\$137,026	\$49,062	\$105,938	\$120,005	0.883
20-021-1014-500	4272 PARKER RD	05/23/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,300	29.10	\$196,054	\$65,028	\$179,972	\$178,753	1.007
20-021-4008-400	3386 KRAFFT RD	11/19/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,000	40.56	\$154,719	\$41,929	\$138,071	\$153,874	0.897
20-021-4015-000	4010 PARKER RD	10/04/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,400	49.11	\$187,549	\$65,901	\$114,099	\$165,959	0.688
20-028-1050-000	3792 PARKER RD	08/16/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$67,900	29.14	\$181,501	\$50,419	\$182,581	\$178,829	1.021
20-028-2011-000	3151 KRAFFT RD	10/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$54,400	32.00	\$137,783	\$41,731	\$128,269	\$131,040	0.979
20-029-1004-000	3947 KRAFFT RD	01/11/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$51,600	52.65	\$109,765	\$34,089	\$63,911	\$103,241	0.619
20-029-1010-000	3845 KRAFFT RD	04/20/21	\$230,999	WD	03-ARM'S LENGTH	\$230,999	\$95,300	41.26	\$198,885	\$49,654	\$181,345	\$203,589	0.891
20-029-2014-000	3775 PARKER RD	07/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,000	35.67	\$254,893	\$94,942	\$205,058	\$218,214	0.940
20-030-1001-200	3800 CAMPBELL RD	03/15/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$93,700	40.76	\$178,709	\$37,429	\$192,471	\$192,742	0.999
20-030-1001-300	3840 CAMPBELL RD	10/12/21	\$692,000	WD	03-ARM'S LENGTH	\$692,000	\$298,600	43.15	\$627,421	\$99,470	\$592,530	\$720,261	0.823
20-030-2007-000	3809 STATE RD	01/11/22	\$146,200	WD	03-ARM'S LENGTH	\$146,200	\$56,800	38.85	\$136,957	\$71,628	\$74,572	\$89,126	0.837
20-150-0014-000	4091 BONISTEEL RD	02/04/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,700	43.24	\$145,754	\$83,288	\$61,712	\$85,220	0.724
20-150-0047-000	4141 PINE GROVE RD	05/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,200	31.64	\$184,001	\$87,310	\$137,690	\$131,911	1.044
20-150-0048-000	4131 PINE GROVE RD	07/09/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$56,800	62.42	\$117,142	\$68,484	\$22,516	\$66,382	0.339
20-150-0049-002	4127 PINE GROVE RD	01/28/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$213,414	\$69,628	\$165,372	\$196,161	0.843
20-150-0049-011	4117 PINE GROVE RD	07/09/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$94,600	45.92	\$197,105	\$68,769	\$137,231	\$175,083	0.784
20-160-0007-000	4061 BUCKLEY DR	07/09/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,400	39.74	\$196,235	\$30,790	\$204,210	\$225,709	0.905
20-160-0011-000	4095 BUCKLEY DR	09/30/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$96,800	38.74	\$209,873	\$32,168	\$217,732	\$242,435	0.898
20-160-0035-000	4082 JAMES COURT	06/29/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$122,500	42.24	\$266,735	\$69,456	\$220,544	\$269,139	0.819
20-230-0007-000	3797 PARKER RD	02/10/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,500	35.45	\$141,021	\$54,226	\$110,774	\$118,411	0.936
20-230-0011-000	3574 DYKEMAN RD	11/24/21	\$112,900	WD	03-ARM'S LENGTH	\$112,900	\$55,200	48.89	\$126,728	\$63,719	\$49,181	\$85,960	0.572
20-230-0012-000	3580 DYKEMAN RD	12/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,700	41.13	\$126,548	\$64,175	\$85,825	\$85,093	1.009
20-300-0002-000	4040 JAMES COURT	03/10/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$144,200	41.81	\$324,342	\$119,652	\$225,248	\$268,270	0.840
20-326-0030-025	4594 STATE RD	01/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,900	34.76	\$206,400	\$43,829	\$206,171	\$221,789	0.930
20-326-0030-075	4574 STATE RD	01/25/22	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$80,700	35.79	\$177,261	\$45,975	\$179,525	\$179,108	1.002
20-326-0030-151	3970 HITCHINGS ST	05/13/22	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$265,900	55.74	\$585,806	\$85,389	\$391,611	\$682,697	0.574
20-326-0032-011	3908 SPARTAN DR	10/15/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$170,900	33.18	\$452,090	\$76,020	\$438,980	\$513,056	0.856
20-326-0034-220	3772 SPARTAN DR	08/13/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$250,100	51.04	\$526,615	\$68,003	\$421,997	\$625,664	0.674
20-326-0034-310	3787 SPARTAN DR	09/17/21	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$152,100	31.10	\$427,350	\$73,672	\$415,328	\$482,508	0.861
20-610-0001-000	3726 STATE RD	08/26/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,800	37.05	\$171,415	\$35,219	\$174,781	\$185,806	0.941
20-718-0021-500	3959 BEDFORD RD	07/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,000	36.52	\$197,383	\$61,232	\$168,768	\$185,745	0.909
20-730-0048-000	3050 SIMPSON RD	01/11/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,800	36.85	\$216,178	\$45,864	\$214,136	\$232,352	0.922
20-737-0012-000	3259 KRAFFT RD	09/10/21	\$172,900	WD	03-ARM'S LENGTH	\$172,900	\$76,000	43.96	\$158,900	\$57,407	\$115,493	\$138,462	0.834
20-738-0027-000	3309 SAPPHIRE LANE	06/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,700	38.09	\$186,468	\$32,281	\$192,719	\$210,351	0.916
20-738-0033-000	3357 SAPPHIRE LANE	07/28/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$79,600	79.60	\$167,315	\$26,837	\$73,163	\$191,648	0.382
20-738-0033-000	3357 SAPPHIRE LANE	03/25/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,600	51.35	\$165,620	\$26,788	\$128,212	\$189,402	0.677
20-753-0012-000	4356 ABEL DR	05/21/21	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$67,900	48.33	\$139,877	\$80,415	\$60,085	\$81,121	0.741
20-759-0003-000	4515 STATE RD	08/16/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,600	53.28	\$139,203	\$33,202	\$91,798	\$144,613	0.635
20-759-0015-000	4056 KEEWAHDIN RD	06/03/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,600	36.28	\$119,573	\$37,453	\$107,547	\$112,033	0.960
20-759-0019-000	4110 KEEWAHDIN RD	05/06/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$95,200	42.79	\$203,693	\$72,813	\$149,687	\$178,554	0.838
20-768-0030-000	4366 PINE GROVE RD	12/30/21	\$256,800	WD	03-ARM'S LENGTH	\$256,800	\$97,500	37.97	\$222,175	\$103,162	\$153,638	\$162,364	0.946
20-768-0035-000	4395 PARKER RD	11/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,400	51.66	\$163,194	\$60,427	\$114,573	\$140,201	0.817

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20-888-0016-000	3769 LOTON DR	10/05/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$217,100	47.71	\$491,495	\$110,847	\$344,153	\$519,302	0.663
20-888-0028-000	3720 ESTATES DR	05/28/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$155,700	42.08	\$339,474	\$117,362	\$252,638	\$303,018	0.834
20-888-0031-000	3702 ESTATES DR	02/13/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$114,400	36.78	\$248,681	\$39,211	\$271,789	\$285,771	0.951
20-888-0036-000	3708 WOODED TWIGS DR	05/16/22	\$395,900	WD	03-ARM'S LENGTH	\$395,900	\$163,400	41.27	\$376,071	\$76,388	\$319,512	\$408,844	0.782

Totals:			\$12,506,799			\$12,506,799	\$5,132,300		\$11,458,002		\$9,430,382	\$11,423,652	
							Sale. Ratio =>		41.04			E.C.F. =>	0.826
							Std. Dev. =>		9.03			Ave. E.C.F. =>	0.839

(INTERPOLATED TO E.C.F. 0.826)

20-030-1009-000	4332 OLD FORGE DR	03/30/23	\$391,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$391,000	\$139,100	35.58	\$345,981	\$79,854	\$311,146	\$348,790	0.892
20-753-0032-000	4455 ABEL DR	02/02/23	\$118,800	LC	03-ARM'S LENGTH	\$118,800	\$63,600	53.54	\$139,317	\$37,967	\$80,833	\$132,831	0.609
20-030-2010-000	3757 STATE RD	07/11/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$56,300	36.32	\$120,029	\$50,313	\$104,687	\$95,111	1.101
20-019-3017-000	4034 KRAFFT RD RET	08/05/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$95,900	56.41	\$203,045	\$59,244	\$110,756	\$196,181	0.565
20-019-3002-000	4291 STATE RD	01/03/23	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$37,500	32.61	\$78,767	\$37,417	\$77,583	\$56,412	1.375
20-230-0020-000	3577 DYKEMAN RD	01/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,400	32.20	\$151,715	\$74,363	\$125,637	\$105,528	1.191
20-230-0004-000	3505 DYKEMAN RD	04/29/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$73,200	36.62	\$144,907	\$63,467	\$136,433	\$111,105	1.228
20-130-0004-000	3440 BIRCH GROVE TRAIL	05/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$87,300	27.28	\$185,013	\$87,650	\$232,350	\$132,828	1.749
20-150-0048-000	4131 PINE GROVE RD	07/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,600	29.30	\$143,162	\$68,929	\$131,071	\$101,273	1.294
20-753-0035-000	3931 KEWAHDIN RD	05/13/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$48,200	31.10	\$99,892	\$37,829	\$117,171	\$84,670	1.384
20-160-0012-000	4103 BUCKLEY DR	07/21/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$82,000	31.55	\$172,185	\$36,502	\$223,398	\$185,106	1.207

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Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
2,530	\$84.91	4040	14.4340	1&2-STORY		\$45,000	No	/ /		SECTION (SOUTH)	401	65	
1,570	\$106.69	4040	22.2271	1.75-STORY		\$33,425	No	/ /		SECTION (SOUTH)	401	64	
2,881	\$91.95	4040	15.0118	RANCH/RAISED		\$54,180	No	/ /		SECTION (SOUTH)	401	66	
1,096	\$96.66	4040	4.3349	RANCH/RAISED		\$37,417	No	/ /		SECTION (SOUTH)	401	67	
1,680	\$107.13	4040	16.7392	RANCH/RAISED		\$59,436	No	/ /		SECTION (SOUTH)	401	64	
1,196	\$115.44	4040	5.7869	RANCH/RAISED		\$34,682	No	/ /		SECTION (SOUTH)	401	70	
2,030	\$56.21	4040	15.1915	RANCH/RAISED		\$61,379	No	/ /		SECTION (SOUTH)	401	58	
1,932	\$94.50	4040	18.1551	1.75-STORY		\$46,669	No	/ /		SECTION (SOUTH)	401	60	
1,434	\$89.45	4040	13.9430	RANCH/RAISED		\$37,914	No	/ /		SECTION (SOUTH)	401	60	
952	\$67.13	4040	22.0384	RANCH/RAISED		\$33,139	No	/ /		SECTION (SOUTH)	401	45	
2,188	\$82.88	4040	5.1312	1&2-STORY		\$46,530	No	/ /		SECTION (SOUTH)	401	74	
1,628	\$125.96	4040	10.0282	RANCH/RAISED		\$90,000	No	/ /		SECTION (SOUTH)	401	54	
1,307	\$147.26	4040	15.9166	RANCH/RAISED		\$31,623	No	/ /		SECTION (SOUTH)	401	83	
3,476	\$170.46	4040	1.6767	RANCH/RAISED		\$69,927	No	/ /		SECTION (SOUTH)	401	73	
1,144	\$65.19	4040	0.2720	RANCH/RAISED		\$69,120	No	/ /		SECTION (SOUTH)	401	65	
928	\$66.50	4040	11.5275	RANCH/RAISED		\$79,086	No	/ /		SECTION (SOUTH)	401	55	
1,368	\$100.65	4040	20.4380	1.25-STORY		\$70,436	No	/ /		SECTION (SOUTH)	401	60	
1,128	\$19.96	4040	50.0239	COTTAGE		\$63,350	No	/ /		SECTION (SOUTH)	401	45	
1,596	\$103.62	4040	0.3615	RANCH/RAISED		\$65,722	No	/ /		SECTION (SOUTH)	401	85	
1,181	\$116.20	4040	5.5623	RANCH/RAISED		\$57,869	No	/ /		SECTION (SOUTH)	401	85	
1,603	\$127.39	4040	6.5320	1&2-STORY		\$24,692	No	/ /		SECTION (SOUTH)	401	75	
2,016	\$108.00	4040	5.8676	1&2-STORY		\$24,692	No	/ /		SECTION (SOUTH)	401	70	
1,905	\$115.77	4040	1.9985	2.00-STORY		\$59,766	No	/ /		SECTION (SOUTH)	401	74	
993	\$111.55	4040	9.6080	RANCH/RAISED		\$53,018	No	/ /		SECTION (SOUTH)	401	60	
1,284	\$38.30	4040	26.7292	RANCH/RAISED		\$57,446	No	/ /		SECTION (SOUTH)	401	55	
1,219	\$70.41	4040	16.9178	RANCH/RAISED		\$62,233	No	/ /		SECTION (SOUTH)	401	53	
2,207	\$102.06	4040	0.0204	1&2-STORY		\$97,326	No	/ /		SECTION (SOUTH)	401	68	
1,781	\$115.76	4040	9.0156	1&2-STORY		\$38,275	No	/ /		SECTION (SOUTH)	401	75	
1,429	\$125.63	4040	16.2902	RANCH/RAISED		\$39,806	No	/ /		SECTION (SOUTH)	401	75	
3,739	\$104.74	4040	26.5804	1.75-STORY		\$71,908	No	/ /		SECTION (SOUTH)	401	86	
2,844	\$154.35	4040	1.6191	2.00-STORY		\$59,730	No	/ /		SECTION (SOUTH)	401	85	
4,100	\$102.93	4040	16.4949	1.75-STORY		\$53,368	No	/ /		SECTION (SOUTH)	401	79	
2,625	\$158.22	4040	2.1343	1&2-STORY		\$52,023	No	/ /		SECTION (SOUTH)	401	81	
1,620	\$107.89	4040	10.1235	RANCH/RAISED		\$19,176	No	/ /		SECTION (SOUTH)	401	64	
1,664	\$101.42	4040	6.9174	1&2-STORY		\$44,446	No	/ /		SECTION (SOUTH)	401	65	
1,872	\$114.39	4040	8.2174	RANCH/RAISED		\$43,722	No	/ /		SECTION (SOUTH)	401	70	
1,218	\$94.82	4040	0.5317	RANCH/RAISED		\$31,869	No	/ /		SECTION (SOUTH)	401	69	
1,536	\$125.47	4040	7.6752	RANCH/RAISED		\$19,121	No	/ /		SECTION (SOUTH)	401	83	
1,580	\$46.31	4040	45.7670	TRI-LEVEL		\$23,371	No	/ /		SECTION (SOUTH)	401	85	
1,580	\$81.15	4040	16.2499	TRI-LEVEL		\$23,371	No	/ /		SECTION (SOUTH)	401	84	
1,000	\$60.09	4040	9.8748	RANCH/RAISED		\$77,288	No	/ /		SECTION (SOUTH)	401	45	
1,217	\$75.43	4040	20.4642	MODULAR		\$29,665	No	/ /		SECTION (SOUTH)	401	74	
1,128	\$95.34	4040	12.0533	RANCH/RAISED		\$29,466	No	/ /		SECTION (SOUTH)	401	49	
1,570	\$95.34	4040	0.1098	RANCH/RAISED		\$51,300	No	/ /		SECTION (SOUTH)	401	63	
1,831	\$83.91	4040	10.6828	1.75-STORY	RES 1 FAMILY	\$92,348	No	/ /		SECTION (SOUTH)	401	62	
1,626	\$70.46	4040	2.2220	RANCH/RAISED	RES RENTAL	\$59,545	No	/ /		SECTION (SOUTH)	401	47	

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3,050	\$112.84	4040	17.6705	1.25-STORY	\$91,475	No	/ /		SECTION (SOUTH)	401	80
1,960	\$128.90	4040	0.5688	RANCH/RAISED	\$51,340	No	/ /		SECTION (SOUTH)	401	79
1,650	\$164.72	4040	11.1646	RANCH/RAISED	\$29,870	No	/ /		SECTION (SOUTH)	401	82
2,805	\$113.91	4040	5.7927	RANCH/RAISED	\$51,886	No	/ /		SECTION (SOUTH)	401	76

\$100.32

1.3914

Std. Deviation=> 0.15883195

Ave. Variance=> 11.8939 Coefficient of Var=> 14.16901398

2,886	\$107.81	4040	5.2644	1&2-STORY	\$42,163	No	/ /	20-589-0093-000	SECTION (SOUTH)	401	59
2,180	\$37.08	4040	23.0887	TRACT/RANCH	\$37,631	No	/ /		SECTION (SOUTH)	401	49
1,276	\$82.04	4040	26.1261	RANCH/RAISED	\$43,875	No	/ /		SECTION (SOUTH)	401	45
2,132	\$51.95	4040	27.4868	RANCH/RAISED	\$58,018	No	/ /		SECTION (SOUTH)	401	62
884	\$87.76	4040	53.5865	RANCH/RAISED	\$37,417	No	/ /		SECTION (SOUTH)	401	45
1,144	\$109.82	4040	35.1129	1.25-STORY	\$62,141	No	/ /		SECTION (SOUTH)	401	65
1,757	\$77.65	4040	38.8537	2.00-STORY	\$59,161	No	/ /		SECTION (SOUTH)	401	54
1,204	\$192.98	4040	90.9826	BI-LEVEL	\$64,995	No	/ /		SECTION (SOUTH)	401	61
1,128	\$116.20	4040	45.4809	COTTAGE	\$63,350	No	/ /		SECTION (SOUTH)	401	60
949	\$123.47	4040	54.4430	TRACT/RANCH	\$34,368	No	/ /		SECTION (SOUTH)	401	57
1,316	\$169.76	4040	36.7435	RANCH/RAISED	\$24,692	No	/ /		SECTION (SOUTH)	401	79



2024 Fort Gratiot Front Foot Determination

Lake Huron 4580

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		
20-175-0012-000	5432 LAKESHORE RD	08/16/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,100	37.92	\$298,051	\$248,949	\$167,000	40.0	200.0	0.18	0.18		
20-175-0032-000	5342 LAKESHORE RD	06/03/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,700	33.22	\$174,638	\$253,362	\$173,000	40.0	200.0	0.18	0.18		
20-175-0039-000	5324 LAKESHORE RD	09/06/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,500	38.03	\$309,147	\$237,853	\$167,000	40.0	200.0	0.18	0.18		
20-175-0047-000	5298 LAKESHORE RD	08/18/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$146,300	30.48	\$381,545	\$265,455	\$167,000	40.0	200.0	0.18	0.18		
20-297-0037-000	5834 CAMPFIRE DR	04/28/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$117,400	23.48	\$387,502	\$338,136	\$225,638	80.6	90.9	0.22	0.22		
20-715-0006-000	4860 LAKESHORE RD	01/03/23	\$691,000	WD	03-ARM'S LENGTH	\$691,000	\$194,000	28.08	\$408,887	\$469,237	\$187,124	44.6	560.0	0.56	0.56		
20-715-0019-000	4784 LAKESHORE RD	10/04/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$394,100	54.36	\$850,298	\$46,398	\$171,696	40.9	342.0	0.32	0.32		
20-750-0017-000	5150 LAKESHORE RD	06/30/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$699,200	46.61	\$1,510,319	\$241,681	\$252,000	60.0	580.0	0.80	0.80		
20-750-0032-000	5076 LAKESHORE RD	06/22/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$290,100	36.26	\$644,007	\$565,993	\$410,000	100.0	664.3	1.53	1.53		
20-750-0043-000	4916 LAKESHORE RD	10/15/21	\$1,140,000	WD	03-ARM'S LENGTH	\$1,140,000	\$357,100	31.32	\$893,718	\$594,085	\$347,803	84.8	704.0	1.37	1.37		
Totals:			\$6,851,000			\$6,851,000	\$2,571,500		\$5,858,112	\$3,261,149	\$2,268,261	806.1		6.15	6.10		
								Sale. Ratio =>	37.53	Average			Average				
								Std. Dev. =>	12.74	per FF=>			\$4,393	per Net Acre=> 576,205.01			

2024 Fort Gratiot Front Foot Determination
Lake Huron 4580

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics
\$6,224	\$1,352,984	\$31.06	40.00	4580	5418/0371		LAKE HURON	0	0	9/20/2010		401	A' FRONTAGE			
\$6,334	\$1,376,967	\$31.61	40.00	4580	5542/0541		LAKE HURON	0	0	8/23/2023		401	A' FRONTAGE			
\$5,946	\$1,292,679	\$29.68	40.00	4580	5426/0857		LAKE HURON	0	0	12/22/2022		401	A' FRONTAGE			
\$6,636	\$1,442,690	\$33.12	40.00	4580	5419/0341		LAKE HURON	0	0	12/19/2023		401	A' FRONTAGE			
\$4,196	\$1,565,444	\$35.94	103.49	4580	5365/0558		LAKE HURON	0	1	11/14/2023		401	PARK VIEW			
\$10,532	\$831,980	\$19.10	45.98	4580	5589/0265		LAKE HURON	0	1	8/23/2023		401	A' FRONTAGE			
\$1,135	\$144,542	\$3.32	40.88	4580	5569/0977		LAKE HURON	0	1	5/17/2017		401	A' FRONTAGE			
\$4,028	\$302,479	\$6.94	60.00	4580	5544/0365		LAKE HURON	0	1	11/1/2022		401	A' FRONTAGE			
\$5,660	\$371,143	\$8.52	100.00	4580	5392/0681		LAKE HURON	0	1	12/14/2023		401	A' FRONTAGE			
\$7,003	\$433,322	\$9.95	84.83	4580	5435/0170		LAKE HURON	0	1	1/17/2022		401	A' FRONTAGE			

**Average
per SqFt=> \$13.23**

2024 Fort Gratiot Front Foot Determination

Lake Huron 4580

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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2024 Fort Gratiot Industrial ECF

Multi Unit

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.	Floor Area
14-469-0037-000	9485 STONE RD	06/01/22	\$295,000	MLC	03-ARM'S LENGTH	\$295,000	\$66,200	22.44	\$158,721	\$60,080	\$234,920	\$140,916	1.667	5,019
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200	40.78	\$670,911	\$111,568	\$688,432	\$799,061	0.862	9,600
14-469-0047-000	1878 FRUIT RD	08/18/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$69,600	19.33	\$179,883	\$26,706	\$333,294	\$218,824	1.523	5,889
Totals:			\$1,455,000			\$1,455,000	\$462,000		\$1,009,515		\$1,256,646	\$1,158,801		
								Sale. Ratio =>	31.75			E.C.F. =>	1.084	
								Std. Dev. =>	11.59			Ave. E.C.F. =>	1.351	

ECF Dererminaiton 1.084

2024 Fort Gratiot Industrial ECF
Multi Unit

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
[Redacted]											

2024 Fort Gratiot Industrial ECF
Multi Unit

CLAY
CLAY
CLAY

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.	Floor Area	
20-005-2001-000	5841 SAN JUAN DR	02/07/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,200	38.64	\$299,066	\$71,855	\$208,145	\$290,551	0.716	2,066	
20-585-0005-000	4305 GUILFORD LANE	06/16/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$107,400	37.36	\$256,239	\$59,338	\$228,162	\$276,935	0.824	2,061	
20-585-0014-000	4272 GUILFORD LANE	07/18/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,800	45.63	\$256,133	\$62,251	\$182,749	\$270,031	0.677	2,046	
20-586-0004-000	3631 W SURREY LANE	05/14/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$83,500	35.99	\$195,168	\$41,886	\$190,114	\$215,587	0.882	1,488	
20-586-0011-000	4336 QUAKER HILL DR	10/13/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,600	34.24	\$207,480	\$58,505	\$191,495	\$209,529	0.914	1,620	
20-587-0002-001	3699 W SURREY LANE	09/09/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$181,700	47.57	\$404,210	\$56,810	\$325,190	\$483,844	0.672	3,397	
20-587-0003-000	3707 W SURREY LANE	09/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$91,900	30.63	\$255,970	\$71,451	\$228,549	\$256,990	0.889	1,641	
20-587-0010-000	4309 OLD FORGE DR	12/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,900	44.67	\$272,099	\$75,563	\$179,437	\$273,727	0.656	2,272	
20-587-0025-500	3694 LANTERN LANE	07/19/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$123,100	50.66	\$258,418	\$57,058	\$185,942	\$283,207	0.657	2,060	
20-587-0030-000	3679 OLD FARM LANE	05/27/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$84,100	43.35	\$175,224	\$43,439	\$150,561	\$185,352	0.812	1,578	
20-588-0014-000	4218 QUAKER HILL DR	09/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$101,000	35.44	\$246,698	\$40,266	\$244,734	\$290,340	0.843	3,032	
20-588-0031-000	4220 SURREY LANE	05/18/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,200	43.43	\$191,039	\$40,253	\$169,747	\$212,076	0.800	1,590	
20-588-0036-000	4254 SURREY LANE	04/12/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$125,500	43.13	\$262,380	\$44,245	\$246,755	\$303,809	0.812	2,205	
20-589-0003-000	4247 OLD FORGE DR	06/09/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$101,700	43.65	\$227,220	\$44,984	\$188,016	\$253,811	0.741	1,410	
20-589-0004-000	4233 OLD FORGE DR	01/23/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$82,300	33.59	\$189,448	\$48,716	\$196,284	\$196,006	1.001	810	
20-589-0017-000	4160 SURREY LANE	06/09/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,300	41.15	\$171,780	\$39,213	\$160,787	\$186,451	0.862	1,530	
20-589-0026-000	4157 SURREY LANE	08/10/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,500	35.87	\$194,239	\$37,745	\$192,255	\$220,104	0.873	1,876	
20-589-0040-000	3660 VINEYARD LANE	07/07/21	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$163,200	50.37	\$340,839	\$99,791	\$224,209	\$339,027	0.661	2,477	
20-589-0049-000	3686 E SURREY LANE	06/28/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,900	37.16	\$231,500	\$46,971	\$238,029	\$257,004	0.926	1,950	
20-589-0054-000	4143 OLD FORGE DR	08/03/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$104,300	43.46	\$216,904	\$57,730	\$182,270	\$223,873	0.814	2,416	
20-589-0057-000	4111 OLD FORGE DR	08/23/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,500	42.20	\$221,548	\$73,957	\$176,043	\$207,582	0.848	2,684	
20-589-0075-000	4200 OLD FORGE DR	12/03/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,000	36.96	\$177,734	\$42,478	\$187,522	\$190,233	0.986	1,911	
20-590-0004-000	3612 OLD FARM LANE	08/27/21	\$285,450	WD	03-ARM'S LENGTH	\$285,450	\$97,800	34.26	\$204,830	\$44,684	\$240,766	\$225,241	1.069	2,412	
20-590-0005-000	3604 OLD FARM LANE	02/11/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,200	41.68	\$222,640	\$44,528	\$205,472	\$250,509	0.820	2,523	
20-590-0013-000	3544 OLD FARM LANE	11/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,500	38.13	\$197,690	\$48,313	\$191,687	\$208,046	0.921	1,691	
20-590-0022-000	3589 OLD FARM LANE	06/28/22	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$101,300	34.63	\$217,960	\$49,191	\$243,309	\$235,054	1.035	2,428	
20-724-0004-000	3217 S SHOREVIEW DR	04/13/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,500	57.19	\$188,867	\$101,875	\$58,125	\$122,352	0.475	1,476	
20-725-0026-000	3219 N SHOREVIEW DR	08/24/22	\$204,500	WD	03-ARM'S LENGTH	\$204,500	\$73,800	36.09	\$164,817	\$59,979	\$144,521	\$146,014	0.990	1,648	
20-725-0031-000	3239 N SHOREVIEW DR	10/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,600	41.84	\$218,611	\$61,323	\$188,677	\$221,221	0.853	2,260	
20-725-0045-000	3216 N SHOREVIEW DR	09/30/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,000	37.83	\$184,482	\$58,553	\$171,447	\$177,115	0.968	1,520	
20-746-0020-000	3623 W SURREY LANE	08/09/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,500	39.80	\$202,733	\$73,971	\$171,029	\$181,100	0.944	1,994	
Totals:			\$7,848,950			\$7,848,950	\$3,170,800		\$7,053,966		\$6,092,028	\$7,392,721			
								Sale. Ratio =>	40.40			E.C.F. =>	0.824		
								Std. Dev. =>	5.82			Ave. E.C.F. =>	0.837		

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics
\$100.75	4035	12.0504	2.00-STORY		\$60,474	No	//		SHOREVIEW - OLD FARMS	401	75	
\$110.70	4035	1.3002	RANCH/RAISED		\$43,902	No	//		SHOREVIEW - OLD FARMS	401	70	
\$89.32	4035	16.0113	1&2-STORY		\$53,775	No	//		SHOREVIEW - OLD FARMS	401	60	
\$127.76	4035	4.4962	2.00-STORY		\$35,620	No	//		SHOREVIEW - OLD FARMS	401	65	
\$118.21	4035	7.7048	TRI-LEVEL		\$53,324	No	//		SHOREVIEW - OLD FARMS	401	70	
\$95.73	4035	16.4787	1.75-STORY		\$36,720	No	//		SHOREVIEW - OLD FARMS	401	72	
\$139.27	4035	5.2445	RANCH/RAISED		\$57,985	No	//		SHOREVIEW - OLD FARMS	401	65	
\$78.98	4035	18.1351	1&2-STORY		\$59,514	No	//		SHOREVIEW - OLD FARMS	401	55	
\$90.26	4035	18.0325	2.00-STORY		\$35,708	No	//		SHOREVIEW - OLD FARMS	401	70	
\$95.41	4035	2.4585	1&2-STORY		\$34,865	No	//		SHOREVIEW - OLD FARMS	401	53	
\$80.72	4035	0.6037	1&2-STORY		\$33,750	No	//		SHOREVIEW - OLD FARMS	401	59	
\$106.76	4035	3.6477	1&2-STORY		\$33,750	No	//		SHOREVIEW - OLD FARMS	401	71	
\$111.91	4035	2.4680	1&2-STORY		\$37,500	No	//		SHOREVIEW - OLD FARMS	401	75	
\$133.34	4035	9.6111	RANCH/RAISED		\$37,500	No	//		SHOREVIEW - OLD FARMS	401	65	
\$242.33	4035	16.4536	2.00-STORY		\$37,500	No	//		SHOREVIEW - OLD FARMS	401	75	
\$105.09	4035	2.5469	RANCH/RAISED		\$33,750	No	//		SHOREVIEW - OLD FARMS	401	62	
\$102.48	4035	3.6589	RANCH/RAISED		\$33,750	No	//		SHOREVIEW - OLD FARMS	401	65	
\$90.52	4035	17.5553	2.00-STORY		\$76,687	No	//		SHOREVIEW - OLD FARMS	401	73	
\$122.07	4035	8.9284	1.50-STORY	RES RENTAL	\$39,271	No	//		SHOREVIEW - OLD FARMS	401	61	
\$75.44	4035	2.2719	1.75-STORY		\$52,875	No	//		SHOREVIEW - OLD FARMS	401	55	
\$65.59	4035	1.1180	RANCH/RAISED		\$70,481	No	//		SHOREVIEW - OLD FARMS	401	53	
\$98.13	4035	14.8863	1.75-STORY		\$34,081	No	//		SHOREVIEW - OLD FARMS	401	70	
\$99.82	4035	23.2045	1&2-STORY		\$34,959	No	//		SHOREVIEW - OLD FARMS	401	69	
\$81.44	4035	1.6666	1&2-STORY		\$34,953	No	//		SHOREVIEW - OLD FARMS	401	60	
\$113.36	4035	8.4484	1&2-STORY		\$35,734	No	//		SHOREVIEW - OLD FARMS	401	61	
\$100.21	4035	19.8234	1&2-STORY		\$38,193	No	//		SHOREVIEW - OLD FARMS	401	58	
\$39.38	4035	36.1819	RANCH/RAISED		\$71,237	No	//		SHOREVIEW - OLD FARMS	401	48	
\$87.69	4035	15.2891	RANCH/RAISED		\$50,093	No	//		SHOREVIEW - OLD FARMS	401	54	
\$83.49	4035	1.6006	RANCH/RAISED		\$45,084	No	//		SHOREVIEW - OLD FARMS	401	67	
\$112.79	4035	13.1112	RANCH/RAISED		\$45,251	No	//		SHOREVIEW - OLD FARMS	401	75	
\$85.77	4035	10.7507	TRI-LEVEL		\$58,311	No	//		SHOREVIEW - OLD FARMS	401	68	

\$102.73

1.2826

Std. Deviation=> **0.13290521**

Ave. Variance=> **10.1851** Coefficient of Var=> **12.17027609**

Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
03-028-1028-000	301 GRATIOT	01/21/22	\$2,050,000	CD	33-TO BE DETERMINED	\$2,050,000	\$1,004,700	49.01
07-405-0009-000	1900 SINCLAIR ST	03/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,900	27.96
14-469-0037-000	9485 STONE RD	06/01/22	\$295,000	MLC	03-ARM'S LENGTH	\$295,000	\$66,200	22.44
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200	40.78
14-469-0047-000	1878 FRUIT RD	08/18/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$69,600	19.33
03-052-0039-341	2700 WILLS	05/16/22	\$6,100,000	CD	33-TO BE DETERMINED	\$6,100,000	\$1,957,800	32.10
03-053-0004-000	2900 BUSHA	01/07/22	\$28,600,000	CD	33-TO BE DETERMINED	\$28,600,000	\$12,897,100	45.09
03-092-0018-100	CARLETON	09/29/22	\$14,058,185	CD	33-TO BE DETERMINED	\$14,058,185	\$1,875,700	13.34
03-092-0030-001	317 KENDALL	09/29/22	\$14,058,185	CD	33-TO BE DETERMINED	\$14,058,185	\$1,875,700	13.34
03-998-5010-000	317 KENDALL	09/29/22	\$14,058,185	CD	33-TO BE DETERMINED	\$14,058,185	\$1,875,700	13.34
Totals:			\$80,654,555			\$80,654,555	\$22,025,600	
							Sale. Ratio =>	27.31
							Std. Dev. =>	13.59

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$2,043,911	\$2,043,911	\$6,089	\$0	#DIV/0!	0	#DIV/0!	3000	#DIV/0!
\$165,647	\$31,787	\$243,213	\$196,853	1.236	6,217	\$39.12	3001	28.7606
\$158,721	\$60,080	\$234,920	\$140,916	1.667	5,019	\$46.81	AUTO	\$56,271
\$670,911	\$111,568	\$688,432	\$799,061	0.862	9,600	\$71.71	IND LIGHT	\$81,824
\$179,883	\$26,706	\$333,294	\$218,824	1.523	5,889	\$56.60	IND LIGHT	\$26,706
\$4,605,558	\$297,801	\$5,802,199	\$6,536,809	0.888	108,767	\$53.35	3000	#DIV/0!
\$31,201,672	\$6,109,746	\$22,490,254	\$38,075,760	0.591	682,515	\$32.95	3000	#DIV/0!
\$4,332,080	\$468,533	\$13,589,652	\$5,862,742	2.318	250,775	\$54.19	3000	#DIV/0!
\$4,332,080	\$468,533	\$13,589,652	\$5,862,742	2.318	250,775	\$54.19	3000	#DIV/0!
\$4,332,080	\$468,533	\$13,589,652	\$5,862,742	2.318	250,775	\$54.19	3000	#DIV/0!
\$52,022,543		\$70,567,357	\$63,556,450			#DIV/0!		#DIV/0!
		E.C.F. =>	1.110			Std. Deviation=>	#DIV/0!	
		Ave. E.C.F. =>	#DIV/0!			Ave. Variance=>	#DIV/0!	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
	IND LIGHT	\$2,043,911	No	/ /	03-090-0010-000	INDUSTRIAL
		\$22,311	No	/ /	07-405-0010-000	INDUSTRIAL
215 INDUSTRIAL		301				
215 INDUSTRIAL		301				
215 INDUSTRIAL		301				
	IND VAC	\$233,390	No	/ /	03-052-0039-350	INDUSTRIAL
	IND HEAVY	\$3,615,795	No	/ /		INDUSTRIAL
	VACANT PROPERTY	\$231,690	No	/ /	03-092-0030-001, 03-998-5010-000	INDUSTRIAL
		\$231,690	No	/ /	03-092-0018-100, 03-998-5010-000	INDUSTRIAL
	BUILDINGS ON LEASED LAND	\$231,690	No	/ /	03-092-0018-100, 03-092-0030-001	INDUSTRIAL

#DIV/0!

Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
301		0 EDISON PLANT PROPERTY & PARK					
301		0					
301		0 PREGIS PERFORMANCE PRODUCTS- INCL EQUIPMENT, CANNOT GET BREAKDOWN					
301		0 ZF/CHRYSLER AXLE PLANT					
301		0 TAPE COMPANY, INCL ALL PERS PROP, NO BREAKDOWN					
301		0					
301		0					

Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
					MARYSVILLE
					CITY OF ST CLAIR
					CLAY
					CLAY
					CLAY
					MARYSVILLE
					MARYSVILLE
					MARYSVILLE
					MARYSVILLE
					MARYSVILLE

Parcel Number	Street Address	Sale Date
30-021-3001-000	6208 RATTLE RUN RD	10/14/21
20-008-1003-050	5336 STATE RD	08/20/21
26-002-2002-000	MASON RD	12/14/22
26-008-4004-000	15773 DUDLEY RD	09/07/21
31-005-3002-000	2536 COVE RD	08/25/21
31-021-2006-000	9250 LAMBS RD	10/28/22
30-028-1001-000	6367 BRIGGEMAN RD	08/23/23
30-032-1001-000	6831 TRUMBLE RD	10/19/22
30-034-2006-303	2711 WADHAMS RD	02/02/22

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,400
\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$38,500
\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200
\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$102,400
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,300
\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,800
\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$188,200
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,400
\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$0
\$3,224,000			\$3,224,000	\$938,200
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
45.88	\$224,799	\$213,022	\$31,978	\$11,379	2.810	0
22.65	\$130,496	\$93,043	\$76,957	\$38,611	1.993	0
50.92	\$187,839	\$161,700	\$23,300	\$24,659	0.945	0
44.72	\$202,669	\$187,150	\$41,850	\$15,245	2.745	0
44.11	\$242,681	\$173,910	\$101,090	\$78,506	1.288	1,258
51.27	\$223,186	\$98,274	\$121,726	\$156,140	0.780	1,215
37.64	\$545,927	\$487,343	\$12,657	\$72,956	0.173	0
48.11	\$334,339	\$330,204	\$19,796	\$3,953	5.008	0
0.00	\$441,282	\$381,297	\$668,703	\$57,347	11.661	0
	\$2,533,218		\$1,098,057	\$458,796		
29.10				E.C.F. =>	2.393	
16.84				Ave. E.C.F. =>	3.045	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
#DIV/0!	RU AG	23.4405	1 1/2 STORY	AGRICULTURAL	\$212,082	No
#DIV/0!	4000	0.0000	MANUFACTURED	AGRICULTURAL	\$41,244	No
#DIV/0!	LYNN	77.1385			\$161,700	No
#DIV/0!	LYNN	257.1748	1.50 STORY		\$87,764	No
\$80.36	AG	1037.2960	1 STY	AGRICULTURAL	\$173,910	
\$100.19	AG	1088.1042	1 STY	RES 1 FAMILY	\$98,274	No
#DIV/0!	RU AG	287.1246	2 STORY	AGRICULTURAL	\$201,280	No
#DIV/0!	RU AG	196.2913	2 STORY	AGRICULTURAL	\$154,557	No
#DIV/0!	RURAL	861.5905	TRI-LEVEL	AGRICULTURAL	\$179,986	No

#DIV/0! 65.1390

Std. Deviation=> 3.539225526

Ave. Variance=> 425.3511 Coefficient of Var=> 139.7006434

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//			102	84
//		AG	101	59
//		LYNN TOWNSHIP	101	0
//		LYNN TOWNSHIP	101	58
		AG	101	45
//		AG	101	48
//			101	75
//			101	69
//			101	51

UNITS OF GOVT

ST CLAIR TWP

FORT GRATIOT TWP

LYNN

LYNN

WALES

WALES

ST CLAIR TWP

ST CLAIR TWP

ST CLAIR TWP

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\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,400
\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$0
\$3,224,000			\$3,224,000	\$938,200
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
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48.11	\$334,339	\$330,204	\$19,796	\$3,953	5.008	0
0.00	\$441,282	\$381,297	\$668,703	\$57,347	11.661	0
	\$2,533,218		\$1,098,057	\$458,796		
29.10				E.C.F. =>	2.393	
16.84				Ave. E.C.F. =>	3.045	

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#DIV/0!	LYNN	257.1748	1.50 STORY		\$87,764	No
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\$100.19	AG	1088.1042	1 STY	RES 1 FAMILY	\$98,274	No
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#DIV/0!	RU AG	196.2913	2 STORY	AGRICULTURAL	\$154,557	No
#DIV/0!	RURAL	861.5905	TRI-LEVEL	AGRICULTURAL	\$179,986	No

#DIV/0! 65.1390

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Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//			102	84
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//		LYNN TOWNSHIP	101	58
		AG	101	45
//		AG	101	48
//			101	75
//			101	69
//			101	51

UNITS OF GOVT

ST CLAIR TWP

FORT GRATIOT TWP

LYNN

LYNN

WALES

WALES

ST CLAIR TWP

ST CLAIR TWP

ST CLAIR TWP

Parcel Number	Street Address	Sale Date
30-001-1032-000	4797 GRATIOT RD	10/20/21
03-223-028-1005	3072 RAVENSWOOD	12/09/22
03-028-1007-000	2860 RAVENSWOOD	04/01/22
03-029-3009-001	818 GRATIOT	06/18/21
03-051-0014-000	1665 BUSHA	11/17/21
03-051-0040-000	265 17TH ST	07/15/22
03-096-0023-300	1125 GRATIOT	01/05/22
03-767-0120-200	2950 GRATIOT	04/22/21
03-767-0165-000	1001 HURON	02/08/22
03-767-0166-000	2850 GRATIOT	05/26/22
03-769-0541-000	1570 MICHIGAN	12/16/21
03-770-0021-000	650 HURON	04/09/21
03-770-0021-100	666 HURON	01/05/23
03-773-0015-000	1871 GRATIOT	04/03/21
03-773-0021-000	195 HURON	05/06/21
03-773-0023-000	1318 MICHIGAN	05/10/21
03-773-0024-000	1320 MICHIGAN	06/24/22
03-773-0057-000	875 MICHIGAN	09/27/22
03-773-0178-000	1305 GRATIOT	08/31/21
03-773-0179-000	1317 GRATIOT	08/31/21
03-958-0002-000	782 HURON	05/14/21
03-958-0003-000	782 HURON	05/14/21
06-027-1001-005	3910 24TH AVE	05/05/22
06-027-3001-018	1923 HOLLAND AVE	03/09/23
06-151-0083-000	3201 MILITARY ST	09/15/21
06-167-0048-100	2021 16TH ST	07/18/22
06-195-0001-000	500 10TH ST	12/30/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-298-0043-000	704 HURON AVE	08/05/22
06-298-0072-000	411 GRAND RIVER AVE	01/27/23
06-298-0118-000	569 QUAY ST	05/27/21
06-298-0132-000	327 HURON AVE	06/30/22

06-342-0039-000	2418 CONNER ST	08/03/21
06-345-0022-000	2900 GOLDEN CREST CT	09/15/21
06-362-0012-100	2715 ARMOUR ST	06/23/22
06-365-0052-000	827 ERIE ST	12/15/22
06-365-0497-000	1635 POPLAR ST	03/01/22
06-365-0497-100	1612 10TH AVE	12/20/21
06-365-0497-100	1612 10TH AVE	02/20/23
06-375-0001-100	1005 RIVER ST	02/21/23
06-375-0010-100	1530 11TH AVE	10/13/21
06-375-0010-100	1530 11TH AVE	08/19/21
06-407-0015-320	210 COURT ST	05/23/22
06-495-0001-000	2435 MILITARY ST	08/18/22
06-510-0032-100	2930 PINE GROVE AVE	08/25/21
06-515-0138-000	2001 11TH AVE	02/01/22
06-516-0016-000	1702 GRISWOLD ST	05/19/22
06-568-0007-000	2727 PINE GROVE AVE	06/17/22
06-663-0001-000	700 VACANT LOT LAPEER AVE	10/13/21
06-663-0005-000	712 LAPEER AVE	10/13/21
06-681-0048-000	2803 STONE ST	10/22/21
06-687-0024-000	305 BARD ST	02/28/23
06-743-0682-100	1228 06TH ST	04/04/22
06-743-0696-100	1111 MILITARY ST	07/19/22
06-743-0848-100	714 LAPEER AVE	11/29/22
06-743-0905-000	920 07TH ST	10/14/21
06-746-0069-000	1511 WATER ST	05/20/22
06-752-0033-000	1340 WATER ST	03/22/22
06-950-0001-000	1980 HOLLAND AVE	09/30/22
07-049-0301-000	1015 S SEVENTH ST	07/27/21
07-053-0095-000	975 FRED W MOORE HWY	04/09/21
07-053-0114-000	301 BROWN ST	11/15/22
07-055-0033-000	1641 FRED W MOORE HWY	04/25/22
07-055-0043-000	1919 FRED W MOORE HWY	08/29/22
07-091-0028-000	1426 OAKLAND AVE	10/29/21
07-091-0052-000	1214 S RIVERSIDE AVE	04/15/21

07-170-0008-000	500 VINE ST	02/28/22
07-360-0006-000	531 N RIVERSIDE AVE	01/31/22
07-405-0001-001	1200 S CARNEY DR	10/03/22
07-405-0014-000	1116 S CARNEY DR	03/29/23
07-700-0006-000	300 S RIVERSIDE AVE	12/22/21
07-700-0007-000	132 TRUMBULL ST	03/15/22
07-700-0012-000	303 N THIRD ST	01/05/23
07-980-0019-000	201 N RIVERSIDE AVE	09/30/21
07-980-0030-000	201 N RIVERSIDE AVE	06/01/22
10-014-1004-000	11115 YALE RD	02/16/22
10-014-4010-100	7616 BROCKWAY RD	06/30/22
10-015-1008-000	11777 YALE RD	06/18/21
14-053-0019-000	5256 PTE TREMBLE RD	06/27/22
14-057-0012-000	5440 PTE TREMBLE RD	02/04/22
14-100-0001-000	9000 MERRILL DR	01/10/23
14-199-0090-000	6603 DYKE RD	03/11/22
14-370-0001-000	4654 PTE TREMBLE RD	10/28/22
14-424-0116-000	5347 PTE TREMBLE RD	10/06/22
14-433-0001-000	5309 PTE TREMBLE RD	04/29/22
14-442-0038-000	3486 PTE TREMBLE RD	06/30/22
14-442-0082-100	2700 PTE TREMBLE RD	04/20/22
14-487-0029-000	9762 NORTH RIVER RD	08/18/21
14-532-0004-000	3057 SOUTH CHANNEL DR	06/08/22
14-550-0002-000	6211 PTE TREMBLE RD	09/07/22
14-618-0072-000	1721 NORTH CHANNEL DR	12/15/22
14-631-0069-000	2256 NORTH CHANNEL DR	07/28/22
14-775-0013-000	3074 SOUTH CHANNEL DR	08/20/21
14-847-0169-000	8298 SOUTH CHANNEL DR	05/13/22
14-847-0295-001	7650 SOUTH CHANNEL DR	06/17/22
20-004-1044-000	5805 LAKESHORE RD	02/10/23
20-015-1002-000	4943 LAKESHORE RD	01/27/23
20-015-4032-000	4505 LAKESHORE RD	09/23/22
20-015-4046-000	4758 24TH AVE	12/01/22
20-015-4050-001	4758 24TH AVE	08/10/23

20-016-3011-000	4611 24TH AVE	05/20/23
20-021-2027-001	4265 24TH AVE	06/02/21
20-021-3004-000	4025 24TH AVE	06/02/21
20-021-3004-001	4025 24TH AVE	06/02/21
20-021-3005-500	4145 24TH AVE	04/29/22
20-022-1001-300	4450 24TH AVE	02/04/22
20-028-2019-100	3939 PINE GROVE RD	05/07/21
20-028-2022-000	3950 PINE GROVE RD	03/31/23
20-028-2028-000	3041 KRAFFT RD	03/16/22
20-028-2029-500	3991 24TH AVE	06/27/22
20-090-0008-250	3851 PINE GROVE RD	04/02/21
20-730-0055-000	3871 PINE GROVE RD	05/17/23
20-756-0007-100	4473 GRATIOT AVE	10/24/22
20-756-0049-000	4259 GRATIOT AVE	04/26/22
20-909-0001-000	4216 24TH AVE	06/08/21
20-944-0009-000	3290 KEEWAHDIN RD	05/18/23
20-978-0008-000	3953 24TH AVE	09/20/22
28-018-3002-300	4180 DOVE	01/13/22
28-018-4006-001	4280 DOVE	01/04/23
28-020-4034-000	3991 BROOKSTONE PLACE	07/28/21
28-020-4034-200	BROOKSTONE PLACE	07/28/21
28-168-0002-001	2301 WATER	05/17/22
28-190-0029-000	3600 LAPEER	02/28/23
28-190-0030-000	3550 LAPEER	02/07/22
28-190-0032-000	3500 LAPEER	07/13/21
28-190-0035-000	3450 LAPEER	01/26/22
28-190-0120-001	3860 GRISWOLD	02/01/23
28-253-0008-000	2422 GRISWOLD	11/16/22
28-360-0032-000	1409 24TH	07/12/22
28-360-0045-000	2403 GRISWOLD	01/05/23
28-664-0004-010	LAPEER	08/30/22
28-750-0005-000	815 24TH	11/22/21
28-750-0042-000	2436 HOWARD	08/12/22
28-750-0063-000	982 25TH	10/25/22

28-750-0073-001	1215 24TH	10/24/22
28-800-0005-000	1632 MICHIGAN	03/09/22
28-840-0005-002	3319 DOVE	09/15/22
31-034-2001-000	8801 SMITHS CREEK RD	08/18/22
31-740-0043-000	8532 MORRIS RD	02/23/23
30-038-4003-100	1347 S RANGE RD	04/01/22
30-600-0016-000	1609 RIVER RD	08/04/23
30-900-0024-000	7030 GRATIOT RD	07/12/23
30-994-0001-000	1362 RIVER RD	03/17/23

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$59,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,600
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$139,400
\$1,347,685	WD	03-ARM'S LENGTH	\$1,347,685	\$381,500
\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,700
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$67,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$199,400
\$2,247,000	WD	33-TO BE DETERMINED	\$2,247,000	\$371,900
\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$268,200
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$225,400
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,400
\$400,000	WD	03-ARM'S LENGTH	\$268,000	\$152,200
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$51,900
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$184,600
\$90,000	LC	04-BUYERS INTEREST IN A LC	\$90,000	\$75,700
\$71,000	MLC	04-BUYERS INTEREST IN A LC	\$71,000	\$42,100
\$220,000	MLC	04-BUYERS INTEREST IN A LC	\$220,000	\$126,400
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$329,600
\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,400
\$6,750,000	CD	03-ARM'S LENGTH	\$6,750,000	\$2,420,200
\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,029,900
\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$1,189,300
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,300
\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$70,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$132,000
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$79,900
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,500
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900

\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$52,800
\$7,750,000	CD	03-ARM'S LENGTH	\$7,750,000	\$2,310,900
\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,800
\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,300
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,800
\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,000
\$375,983	WD	03-ARM'S LENGTH	\$375,983	\$370,600
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,200
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,200
\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$0
\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$113,800
\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,400
\$336,625	WD	19-MULTI PARCEL ARM'S LENGTH	\$336,625	\$106,900
\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$43,600
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$138,400
\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$180,100
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,600
\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$444,900
\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800
\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$46,700
\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900
\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$151,600
\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$97,900
\$79,500	LC	03-ARM'S LENGTH	\$79,500	\$41,700
\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$56,100
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,100
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,100
\$0	MLC	03-ARM'S LENGTH	\$910,000	\$351,100
\$0	MLC	03-ARM'S LENGTH	\$180,000	\$120,400
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,900
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$181,800
\$0	MLC	03-ARM'S LENGTH	\$294,000	\$92,300

\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$86,400
\$0	MLC	03-ARM'S LENGTH	\$316,000	\$150,100
\$0	WD	03-ARM'S LENGTH	\$4,025,000	\$833,300
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$83,600
\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$270,900
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,000
\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,800
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,500
\$0	MLC	03-ARM'S LENGTH	\$127,500	\$33,800
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600
\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$77,600
\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$76,000
\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$86,700
\$6,655,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,655,100	\$2,142,700
\$212,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$212,500	\$108,000
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,100
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$122,100
\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$77,600
\$2,425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,425,000	\$467,500
\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$152,400
\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$115,800
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,300
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$100,300
\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$520,000
\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$121,520
\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$97,000
\$599,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$599,000	\$281,000
\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000
\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100
\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$198,300
\$698,281	CD	03-ARM'S LENGTH	\$698,281	\$298,800

\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$2,075,100
\$2,285,714	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,285,714	\$369,200
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$422,000
\$2,421,000	CD	03-ARM'S LENGTH	\$2,421,000	\$1,960,200
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500
\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300
\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$267,200
\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$101,900
\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300
\$1,990,000	CD	03-ARM'S LENGTH	\$1,990,000	\$513,100
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,400
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,900
\$1,636,910	WD	03-ARM'S LENGTH	\$1,636,910	\$345,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,070,500
\$10,000,000	CD	03-ARM'S LENGTH	\$10,000,000	\$2,967,700
\$1,700,000	OTH	03-ARM'S LENGTH	\$1,700,000	\$0
\$120,000	WD	03-ARM'S LENGTH	\$150,000	\$127,500
\$387,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$387,000	\$179,600
\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800
\$0	MLC	03-ARM'S LENGTH	\$400,000	\$0
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600
\$1,303,141	OTH	03-ARM'S LENGTH	\$1,303,141	\$271,600
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,100
\$0	MLC	03-ARM'S LENGTH	\$280,000	\$77,000
\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100
\$0	MLC	03-ARM'S LENGTH	\$269,000	\$53,800
\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200

\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,750,000	\$2,033,700
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$50,100
\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$121,300
\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$72,400
\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000
\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$348,400
\$113,109,739			\$125,494,239	\$47,640,620
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
15.71	\$196,566	\$79,931	\$300,069	\$142,760	2.102	4,000
44.00	\$221,654	\$110,260	\$129,740	\$153,859	0.843	4,200
59.32	\$294,274	\$141,162	\$93,838	\$211,481	0.444	3,296
28.31	\$886,962	\$343,636	\$1,004,049	\$750,450	1.338	9,100
53.34	\$539,105	\$301,218	\$213,782	\$328,573	0.651	9,132
27.08	\$126,717	\$36,786	\$213,214	\$124,214	1.717	2,768
16.62	\$726,742	\$286,887	\$913,113	\$607,535	1.503	5,516
16.55	\$798,771	\$407,268	\$1,839,732	\$540,750	3.402	2,187
73.48	\$476,203	\$92,637	\$272,363	\$529,787	0.514	5,200
64.40	\$463,487	\$281,721	\$68,279	\$251,058	0.272	3,694
67.40	\$106,517	\$35,442	\$64,558	\$98,170	0.658	2,615
56.79	\$305,281	\$43,676	\$224,324	\$361,333	0.621	2,180
21.18	\$94,716	\$27,533	\$217,467	\$92,794	2.344	960
58.31	\$359,757	\$133,081	\$191,919	\$311,049	0.617	3,116
115.38	\$311,718	\$52,884	\$107,116	\$330,567	0.324	6,400
84.11	\$144,624	\$47,738	\$42,262	\$133,820	0.316	940
59.30	\$28,649	\$9,940	\$61,060	\$25,841	2.363	3,036
57.45	\$252,009	\$77,300	\$142,700	\$241,311	0.591	1,736
123.96	\$716,162	\$245,560	\$29,440	\$588,989	0.050	8,992
123.96	\$716,162	\$245,560	\$29,440	\$588,989	0.050	8,992
33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764
33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764
82.40	\$811,416	\$255,153	\$144,847	\$879,781	0.165	3,231
46.07	\$600,354	\$99,407	\$450,593	\$857,786	0.525	8,358
35.85	\$5,776,031	\$640,216	\$6,109,784	\$9,801,174	0.623	109,097
36.78	\$2,485,050	\$207,306	\$2,592,694	\$4,346,840	0.596	55,950
31.71	\$2,905,132	\$121,859	\$3,628,141	\$5,311,590	0.683	22,184
33.48	\$159,900	\$33,498	\$176,502	\$216,442	0.815	1,329
30.24	\$159,900	\$33,498	\$199,002	\$216,442	0.919	1,329
54.43	\$320,041	\$44,352	\$198,148	\$338,269	0.586	3,636
24.21	\$197,747	\$19,092	\$310,908	\$219,209	1.418	3,114
43.57	\$212,873	\$50,443	\$159,557	\$199,301	0.801	1,500
41.12	\$269,998	\$12,210	\$247,790	\$316,304	0.783	3,320

42.24	\$117,077	\$30,630	\$94,370	\$164,975	0.572	5,000
29.82	\$5,568,885	\$624,366	\$7,125,634	\$9,436,105	0.755	114,452
41.07	\$73,483	\$11,250	\$63,750	\$106,563	0.598	2,310
44.70	\$120,219	\$15,600	\$99,400	\$179,142	0.555	3,255
40.33	\$396,450	\$49,352	\$350,648	\$594,346	0.590	40,500
52.71	\$176,450	\$20,227	\$119,773	\$267,505	0.448	1,581
43.79	\$176,450	\$20,227	\$148,773	\$267,505	0.556	1,581
98.57	\$871,802	\$203,978	\$172,005	\$1,143,534	0.150	4,348
33.41	\$235,455	\$32,500	\$237,500	\$347,526	0.683	4,000
45.10	\$235,455	\$32,500	\$167,500	\$347,526	0.482	4,000
0.00	\$474,403	\$234,469	\$225,531	\$294,398	0.766	2,407
51.15	\$265,784	\$106,057	\$116,443	\$304,823	0.382	1,945
88.80	\$94,297	\$13,698	\$36,302	\$138,012	0.263	960
31.76	\$198,380	\$45,995	\$290,630	\$260,933	1.114	1,500
40.00	\$105,320	\$9,534	\$99,466	\$182,798	0.544	2,263
56.49	\$254,417	\$133,650	\$111,350	\$206,793	0.538	576
85.76	\$385,243	\$103,783	\$106,217	\$537,137	0.198	9,416
19.71	\$134,959	\$9,460	\$130,540	\$239,502	0.545	4,400
75.82	\$65,944	\$21,278	\$33,722	\$76,483	0.441	1,040
37.08	\$1,091,765	\$94,398	\$1,105,602	\$1,223,763	0.903	11,700
50.24	\$132,399	\$35,545	\$89,455	\$184,836	0.484	3,220
33.84	\$115,217	\$11,990	\$126,010	\$126,659	0.995	1,510
37.73	\$208,245	\$24,320	\$200,680	\$351,002	0.572	8,160
40.97	\$366,938	\$21,416	\$348,584	\$659,393	0.529	2,500
30.59	\$229,837	\$114,928	\$205,072	\$196,762	1.042	4,480
52.45	\$84,464	\$10,800	\$68,700	\$140,580	0.489	1,000
66.00	\$131,093	\$45,984	\$39,016	\$145,735	0.268	1,559
47.55	\$215,258	\$124,819	\$75,181	\$102,772	0.732	2,028
54.70	\$408,091	\$154,125	\$145,875	\$288,598	0.505	2,900
38.58	\$762,186	\$272,892	\$637,108	\$589,511	1.081	12,762
66.89	\$258,156	\$177,017	\$2,983	\$92,203	0.032	1,502
47.04	\$271,234	\$173,342	\$66,658	\$111,241	0.599	3,072
67.33	\$511,425	\$268,328	\$1,672	\$276,247	0.006	8,703
31.39	\$215,634	\$90,666	\$203,334	\$142,009	1.432	2,434

25.64	\$214,977	\$75,986	\$261,014	\$157,944	1.653	4,180
47.50	\$367,686	\$85,771	\$230,229	\$320,358	0.719	2,360
20.70	\$2,569,604	\$652,472	\$3,372,528	\$2,178,559	1.548	24,261
18.58	\$281,918	\$115,844	\$334,156	\$188,720	1.771	1,889
34.95	\$758,878	\$94,543	\$680,457	\$754,926	0.901	8,061
48.65	\$218,240	\$66,800	\$118,200	\$172,091	0.687	1,885
36.43	\$188,489	\$79,247	\$150,753	\$124,139	1.214	2,000
19.58	\$59,660	\$13,463	\$106,537	\$62,428	1.707	978
26.51	\$80,328	\$19,973	\$107,527	\$81,561	1.318	1,459
27.13	\$210,797	\$49,393	\$330,607	\$208,802	1.583	15,040
37.90	\$292,304	\$52,538	\$347,462	\$310,176	1.120	3,000
47.75	\$153,107	\$146,759	\$15,741	\$7,896	1.994	0
50.70	\$153,474	\$31,551	\$118,349	\$156,312	0.757	1,800
59.79	\$173,389	\$40,618	\$104,382	\$170,219	0.613	2,200
32.20	\$4,710,879	\$1,065,813	\$5,589,287	\$4,556,333	1.227	233,611
50.82	\$204,180	\$81,287	\$131,213	\$136,554	0.961	2,168
38.70	\$228,075	\$54,422	\$245,578	\$206,126	1.191	4,380
78.77	\$197,179	\$123,236	\$31,764	\$94,799	0.335	1,959
29.06	\$184,591	\$42,193	\$224,807	\$182,562	1.231	2,844
19.28	\$1,001,726	\$341,155	\$2,083,845	\$821,128	2.538	44,995
71.55	\$278,090	\$90,053	\$122,947	\$241,073	0.510	3,767
34.06	\$312,672	\$112,503	\$227,497	\$242,715	0.937	4,652
61.93	\$288,712	\$224,844	\$50,156	\$77,888	0.644	2,855
47.04	\$258,672	\$134,672	\$125,328	\$155,000	0.809	3,505
41.36	\$210,120	\$114,333	\$128,167	\$116,813	1.097	1,200
47.27	\$1,064,813	\$207,873	\$892,127	\$1,045,049	0.854	37,550
32.41	\$243,123	\$131,079	\$243,921	\$136,639	1.785	4,500
32.33	\$215,019	\$170,039	\$129,961	\$53,461	2.431	1,730
46.91	\$549,946	\$316,779	\$282,221	\$249,078	1.133	2,584
72.11	\$514,045	\$305,506	\$74,494	\$218,137	0.342	7,040
48.03	\$315,499	\$156,836	\$143,164	\$153,002	0.936	2,415
27.55	\$261,525	\$107,920	\$292,080	\$148,124	1.972	2,914
36.06	\$326,561	\$213,282	\$336,618	\$109,237	3.082	5,496
42.79	\$607,899	\$427,455	\$270,826	\$188,552	1.436	5,496

51.88	\$4,193,040	\$2,135,596	\$1,864,404	\$2,149,889	0.867	46,542
16.15	\$756,113	\$289,423	\$1,996,291	\$453,097	4.406	2,496
57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
58.21	\$836,683	\$529,268	\$195,732	\$296,446	0.660	2,696
80.97	\$3,901,273	\$894,094	\$1,526,906	\$2,899,883	0.527	70,121
30.65	\$95,732	\$73,148	\$81,852	\$21,926	3.733	2,400
58.11	\$938,336	\$204,128	\$595,872	\$767,197	0.777	16,261
47.23	\$359,196	\$246,341	\$103,659	\$108,828	0.952	1,512
44.91	\$560,297	\$376,413	\$218,587	\$177,323	1.233	4,488
75.48	\$209,400	\$92,323	\$42,677	\$113,667	0.375	1,760
59.70	\$121,706	\$75,485	\$24,515	\$48,298	0.508	1,317
43.91	\$222,427	\$156,095	\$78,905	\$63,965	1.234	1,830
51.47	\$364,569	\$90,690	\$269,310	\$264,107	1.020	4,550
25.78	\$1,067,481	\$237,990	\$1,752,010	\$805,331	2.176	5,106
42.40	\$90,397	\$9,514	\$90,486	\$84,517	1.071	1,235
38.45	\$269,862	\$98,698	\$231,302	\$165,057	1.401	2,089
21.12	\$754,782	\$191,652	\$1,445,258	\$745,868	1.938	27,000
37.46	\$186,680	\$65,192	\$174,808	\$165,977	1.053	5,240
34.51	\$5,322,135	\$295,716	\$5,704,284	\$5,591,122	1.020	77,868
29.68	\$7,672,701	\$522,930	\$9,477,070	\$7,953,027	1.192	134,379
0.00	\$837,977	\$569,314	\$1,130,686	\$355,845	3.177	2,776
85.00	\$258,049	\$145,765	\$4,235	\$148,721	0.028	4,331
46.41	\$363,879	\$195,375	\$191,625	\$203,017	0.944	6,361
45.37	\$416,828	\$166,192	\$183,808	\$330,944	0.555	14,040
48.27	\$301,261	\$83,502	\$216,498	\$288,423	0.751	10,640
0.00	\$286,104	\$165,355	\$234,645	\$159,932	1.467	4,118
32.24	\$162,013	\$53,448	\$196,552	\$143,795	1.367	5,419
20.84	\$545,388	\$109,220	\$1,193,921	\$577,706	2.067	6,831
60.08	\$145,371	\$77,363	\$42,637	\$90,077	0.473	1,950
27.50	\$164,323	\$88,397	\$191,603	\$91,477	2.095	2,844
43.39	\$427,454	\$179,723	\$295,277	\$328,121	0.900	9,627
20.00	\$124,374	\$23,536	\$245,464	\$122,669	2.001	5,780
27.50	\$115,366	\$20,415	\$147,585	\$125,597	1.175	2,324

35.37	\$4,116,855	\$911,956	\$4,838,044	\$4,244,899	1.140	94,537
52.33	\$379,241	\$75,389	\$254,611	\$402,453	0.633	7,798
20.88	\$101,441	\$36,211	\$203,789	\$86,397	2.359	4,100
19.89	\$238,086	\$44,384	\$565,616	\$305,524	1.851	18,197
48.27	\$144,698	\$16,150	\$133,850	\$147,080	0.910	3,441
32.35	\$420,674	\$145,413	\$504,587	\$339,828	1.485	7,360
30.63	\$238,560	\$63,614	\$336,386	\$214,132	1.571	1,238
76.00	\$234,092	\$154,912	(\$4,912)	\$96,916	(0.051)	1,296
51.61	\$786,395	\$30,838	\$644,162	\$924,794	0.697	10,486
	\$107,771,919		\$95,880,597	\$104,380,839		
37.96				E.C.F. =>	0.919	
21.47				Ave. E.C.F. =>	1.033	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$75.02	COM	106.9336			\$20,687
\$30.89	2000	18.9336		AUTO	\$109,055
\$28.47	2000	58.8856		WHS STG	\$131,989
\$110.34	2000	30.5354			\$275,167
\$23.41	2000	38.1937		WHS TRAN	\$221,201
\$77.03	2000	68.3929		WHS STG	\$36,786
\$165.54	2000	47.0406		CARWSH DRIVE THRU	\$242,774
\$841.21	2000	236.9611		REST FAST	\$328,561
\$52.38	2000	51.8476		WHS DIST	\$78,574
\$18.48	2000	76.0610		MARKET CONV	\$269,667
\$24.69	2000	37.4960		STORE RETAIL	\$32,928
\$102.90	2000	41.1751		MEDICAL	\$33,459
\$226.53	2000	131.0966		BARBER/BEAUTY	\$21,931
\$61.59	2000	41.5570	COLONIAL	BARBER/BEAUTY	\$104,809
\$16.74	2001	70.8538		OFFICE BUILDINGS	\$31,595
\$44.96	2000	71.6764		REST FAST	\$39,102
\$20.11	2000	133.0322		STORE RETAIL	\$9,940
\$82.20	2000	44.1221		OFFICE BUILDINGS	\$61,740
\$3.27	2000	98.2591		STORE RETAIL	\$216,935
\$3.27	2000	98.2591		STORE RETAIL	\$216,935
\$212.15	2001	7.5313		OFC CONDO	\$22,000
\$212.15	2001	7.5313		OFC CONDO	\$22,000
\$44.83	2-02	91.6100		COMMERCIAL	\$180,208
\$53.91	2-02	55.5442		COMMERCIAL	\$69,326
\$56.00	5-05	45.7367	1 STORY	MULTI-FAMILY	\$129,400
\$46.34	4-02	48.4285		COMMERCIAL	\$51,000
\$163.55	3-02	39.7679		COMMERCIAL	\$121,859
\$132.81	2-05	26.5269		VACANT LAND	\$25,938
\$149.74	2-05	16.1315		VACANT LAND	\$25,938
\$54.50	5-01	49.4969		COMMERCIAL	\$32,400
\$99.84	5-01	33.7580		COMMERCIAL WITH APT	\$19,092
\$106.37	5-01	28.0155		COMMERCIAL	\$50,443
\$74.64	5-01	29.7349		COMMERCIAL	\$12,210

\$18.87	5-05	50.8715		COMMERCIAL	\$30,630
\$62.26	5-05	32.5594	1 STORY	MULTI-FAMILY	\$155,460
\$27.60	2-05	48.2504		COMMERCIAL	\$11,250
\$30.54	2-06	52.5873		COMMERCIAL WITH APT	\$15,600
\$8.66	2-05	49.0767		INDUSTRIAL	\$49,352
\$75.76	2-05	63.2999		COMMERCIAL	\$11,040
\$94.10	2-05	52.4590		COMMERCIAL	\$11,040
\$39.56	1-01	93.0325		COMMERCIAL	\$123,362
\$59.38	2-05	39.7337		COMMERCIAL	\$15,000
\$41.88	2-05	59.8761		COMMERCIAL	\$15,000
\$93.70	5-01	31.4664		COMMERCIAL	\$232,610
\$59.87	4-02	69.8737		COMMERCIAL	\$85,519
\$37.81	1-02	81.7705		COMMERCIAL	\$5,777
\$193.75	2-05	3.3070		COMMERCIAL	\$24,706
\$43.95	4-02	53.6609		COMMERCIAL WITH APT	\$9,534
\$193.32	2-05	54.2278		COMMERCIAL	\$101,704
\$11.28	4-02	88.2994		VACANT LAND	\$85,330
\$29.67	4-02	53.5692		COMMERCIAL	\$9,460
\$32.43	2-03	63.9831		COMMERCIAL	\$16,462
\$94.50	5-01	17.7296		COMMERCIAL WITH APT	\$94,398
\$27.78	4-02	59.6770		INSTITUTIONAL	\$35,545
\$83.45	5-01	8.5863		COMMERCIAL	\$11,990
\$24.59	4-02	50.9005		COMMERCIAL	\$24,320
\$139.43	4-02	55.2096		COMMERCIAL	\$14,416
\$45.78	1-01	3.8506		COMMERCIAL	\$81,940
\$68.70	3-02	59.2051		COMMERCIAL	\$10,800
\$25.03	2-02	81.3021		COMMERCIAL	\$21,562
\$37.07	2001	49.5173			\$110,227
\$50.30	2003	72.1246			\$150,000
\$49.92	2100	14.5967	1 STORY		\$245,047
\$1.99	2003	119.4355			\$162,207
\$21.70	2003	62.7485			\$152,542
\$0.19	2001	122.0655			\$268,328
\$83.54	2001	20.5130			\$77,942

\$62.44	2001	42.5862	1 STORY		\$64,728
\$97.55	2001	50.8046			\$76,368
\$139.01	2003	32.1347			\$601,775
\$176.90	2003	54.3933			\$93,000
\$84.41	2001	32.5352			\$93,081
\$62.71	2001	53.9861			\$47,434
\$75.38	2001	1.2315			\$73,130
\$108.93	2002	47.9840			\$13,463
\$73.70	2002	9.1659			\$19,973
\$21.98	2000	35.6644			\$44,850
\$115.82	2000	10.6498			\$46,930
#DIV/0!	C-BC	76.6954	1 STORY		\$19,272
\$65.75		121.4721		CPA OFFICE	\$31,551
\$47.45		135.8635		CONST OFFICE	\$33,000
\$23.93		74.5149		MARINA	\$1,049,305
\$60.52		101.0965		WATERSPORTS RENTAL	\$80,696
\$56.07		78.0461		GAR STG	\$45,430
\$16.21		163.6788		RESTAURANTS	\$121,030
\$79.05		74.0452		OFFICE BUILDINGS	\$38,058
\$46.31		56.5927		WHS MINI	\$224,003
\$32.64		146.1857		MED OFC	\$85,031
\$48.90		103.4557		RENTAL COTTAGES	\$110,777
\$17.57		132.7904		BAR	\$210,000
\$35.76		116.3288		OFFICE BUILDINGS	\$127,790
\$106.81		87.4662		MISC COMM	\$55,964
\$23.76		111.8186		MARINE STORAGE/GAS	\$186,669
\$54.20		18.6707		MARINE GAS/STORE	\$131,079
\$75.12		45.9110		MARINE GAS/STORE	\$151,358
\$109.22		83.8795		MARINE GAS/STORE	\$282,929
\$10.58	2000	39.2184	TRACT/RANCH	STORE WHS SHOW	\$199,122
\$59.28	2000	98.6384	RANCH/RAISED	OFFICE BUILDINGS	\$100,825
\$100.23	2000	202.2539		STORE RETAIL	\$82,705
\$61.25	2000	313.2215		RETIRED	\$206,147
\$49.28	2000	148.7032			\$427,455

\$40.06	2000	91.7893		STORE RETAIL	\$2,008,215
\$799.80	2000	445.6562			\$243,495
\$34.04	2000	81.1475		SHOP MIXED	\$2,510,550
\$34.04	2000	81.1475			\$2,510,550
\$72.60	2000	71.0944		BANK BRANCH	\$495,708
\$21.78	2000	57.7224		STORE MALL ANCHOR	\$741,480
\$34.11	2000	378.3749		THEATER LIVE	\$68,226
\$36.64	2000	82.7370		STORE RETAIL	\$185,337
\$68.56	2000	100.3183		GAR MINILUBE	\$238,392
\$48.70	2000	128.3388		GAR SERVICE	\$354,189
\$24.25	2000	42.6140		MEDICAL	\$84,650
\$18.61	2000	55.8263		SHOP NBHD	\$75,485
\$43.12	2000	128.4243	2.00-STORY	MARKET CONV	\$87,142
\$59.19	2000	107.0383		APARTMENTS	\$84,454
\$343.13	2000	222.6199			\$171,360
\$73.27	2000	112.1305		WHS CONDO	\$5,828
\$110.72	2000	145.2030		OFC CONDO	\$98,698
\$53.53	2000S	45.2858		WAREHOUSES	\$158,223
\$33.36	2000S	43.1625	1 STORY	MISC COMM	\$59,235
\$73.26	2200	46.4589		MULTIPLE RESIDENCES	\$248,466
\$70.52	2200	29.3198		MULTIPLE RESIDENCES	\$377,820
\$407.31	2800W	169.2639		MISC COMM	\$530,490
\$0.98	2000M	145.6353		MOTEL EXT STAY	\$141,369
\$30.12	2000M	54.0942		AUTO	\$145,202
\$13.09	2000M	92.9424		WHS STG	\$140,622
\$20.35	2000M	73.4201		STORES	\$71,194
\$56.98	2000N	1.7678			\$133,828
\$36.27	2000M	11.7936		GARAGE	\$51,487
\$174.78	2000M	58.1830		STORE RETAIL	\$82,765
\$21.87	2000M	101.1488		GAR SERVICE	\$73,130
\$67.37	2000M	60.9717			\$86,509
\$30.67	2000M	58.4925		MISC COMM	\$156,622
\$42.47	2000N	51.6200	MULTI-LEVEL	WHS MINI	\$19,375
\$63.50	2000N	30.9757	DUPLEX +	MULTIPLE RESIDENCES	\$20,415

\$51.18	2000M	34.5098	SHOPPING CENTERS	\$878,656
\$32.65	2000S	85.2181	WHS TRAN	\$69,147
\$49.70	2000S	87.3912		\$27,089
\$31.08	201	190.1983	AUTO	\$38,400
\$38.90	201	96.0732	MARKET CONV	\$15,103
\$68.56	COM	45.2254	LAWN CARE SERV.	\$145,413
\$271.72	RVR	53.8352	4 UNIT APART. BUILD.	\$57,915
(\$3.79)	OFCOM	108.3258	USED AUTO PARTS/JUNK YARD	\$118,800
\$61.43	COM	33.6029	OFFICE BUILDINGS	\$28,842

#DIV/0!

11.4010

Std. Deviation=> 0.746330986

Ave. Variance=> 75.4394 Coefficient of Var=>

73.05950498

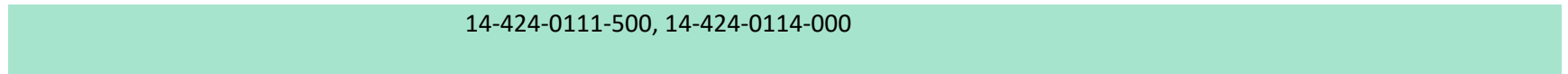
Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
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No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	03-773-0179-000	COMMERCIAL	201
No	//	03-773-0178-000	COMMERCIAL	201
No	//	03-958-0003-000	HURON AVE CONDOMINI	207
No	//	03-958-0002-000	HURON AVE CONDOMINI	207
No	//	06-027-1001-007	2-02 SANBORN NORTH/H	201
No	//		2-02 SANBORN NORTH/H	201
No	//		5-05 DOVE/32ND/RAVEN:	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		3-02 LAPEER N/7TH ST/14	201
No	//		2-05 GARFIELD/SEDGWIC	202
No	//		2-05 GARFIELD/SEDGWIC	202
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201

No	//	06-342-0038-000	5-05 DOVE/32ND/RAVEN:	201
No	//		5-05 DOVE/32ND/RAVEN:	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-06 WASHINGTON/12TH	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		1-01 BLACK RIVER PG TO :	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		1-02 COLONIAL VILLAGE/	201
No	//	06-515-0137-000	2-05 GARFIELD/SEDGWIC	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//	06-663-0002-000, 06-663-0004-000, 06-663-0006-	4-02 LAPR/6/MILY/BEAR	202
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		2-03 12TH AVE E/HOLLAN	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		1-01 BLACK RIVER PG TO :	201
No	//		3-02 LAPEER N/7TH ST/14	201
No	//		2-02 SANBORN NORTH/H	207
No	//		COMM	201
No	//		SW COMMERCIAL	201
No	//	07-103-0025-000		201
No	//		SW COMMERCIAL	201
No	//		SW COMMERCIAL	201
No	//		COMM	201
No	//		COMM	201

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No	//		SW COMMERCIAL	201
No	//		COMM	201
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No	//		COMM	201
No	//		RIVERVIEW PLAZA	207
No	//		RIVERVIEW PLAZA	207
No	//		2000 COMMERCIAL	201
No	//		2000 COMMERCIAL	201
No	//		CLASS C/BC	401



14-199-0091-000, 14-199-0092-000



14-424-0111-500, 14-424-0114-000

14-442-0037-000



14-775-0012-000

14-847-0168-000, 14-847-0170-000

14-847-0296-000

No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	20-015-4048-000, 20-015-4050-000	COMMERCIAL	201
No	//		COMMERCIAL	202

No	//		COMMERCIAL	201
No	//	20-021-2027-010	COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
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No	//		COMMERCIAL	207
No	//		COMMERCIAL	207
No	//		COMMERCIAL	207
No	//		2000S COMMERCIAL SOU	201
No	//		2000S COMMERCIAL SOU	201
No	//		2200 COM APARTMENT/I	201
No	//		2200 COM APARTMENT/I	201
No	//		2800W COM WATERFRON	201
No	//		2000M COM MAJOR BUSI	201
No	//	28-190-0031-000	2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000N COM NORTH NON	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//	28-664-0004-001	2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000N COM NORTH NON	201
No	//		2000N COM NORTH NON	201

No	//	28-360-0011-000, 28-360-0010-000	2000M COM MAJOR BUSI	201
No	//		2000S COMMERCIAL SOU	201
No	//		2000S COMMERCIAL SOU	201
No	//		COMMERCIAL/ INDUSTRI	301
No	//		COMMERCIAL/ INDUSTRI	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	30-900-0025-000, 30-900-0026-000	COMMERCIAL	201
No	//	30-994-0002-000	COMMERCIAL	207

Building Depr.	UNIT OF GOVERNMENT
0	ST CLAIR TWP
0	MARYSVILLE
0	MARYSVILLE
0 DOLLAR GENERAL STORE	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0 CAR WASH - INCL NAME & EQUIPMENT, COULD NOT GET BREAK DOWN FROM BUYER	MARYSVILLE
0 ARBY'S	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
75	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	MARYSVILLE
0	CITY OF PORT HURON
0	CITY OF PORT HURON
77	CITY OF PORT HURON
0	CITY OF PORT HURON
0	CITY OF PORT HURON
0	CITY OF PORT HURON
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0	CITY OF PORT HURON

0	FORT GRATIOT
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0	FORT GRATIOT
45	FORT GRATIOT
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0	FORT GRATIOT
48	PORT HURON TWP
0	PORT HURON TWP
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45	PORT HURON TWP
48	PORT HURON TWP

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- PORT HURON TWP
- PORT HURON TWP
- PORT HURON TWP
- WALES
- WALES
- ST CLAIR TWP
- ST CLAIR TWP
- ST CLAIR TWP
- ST CLAIR TWP
- CITY OF ST CLAIR
- CITY OF ST CLAIR

Resturant

Office Building

Apartments

Commercial Offices

Bank/Office Building

Vacant Land

Vacant Land

Office Building/Vacant

Commercial With Lofts

Commercial Salon

Commercial Retail

Commercial Offices
Apartments
Commercial Storage
Commercial With Apartments
Commercial Warehouse
Commercial Urgent Care
Commercial Urgent Care
Commercial Offices
Commercial Warehouse
Commercial Warehouse
Commercial Offices/Vacant
Commercial Office/Medical
Commercial Office
Commercial Office
Commercial Retail
Commercial Office/Real Estate
Commercial Parking Lot
Commercial Retail
Commercial Coffee House
Commercial Collage Dorms
Commercial Offices/Vacant
Commercial Office
Commercial Retail
Commercial Offices
Commercial Retail
Commercial Coffe House
Commercial Dentist Office

Parcel Number	Street Address	Sale Date
30-001-1032-000	4797 GRATIOT RD	10/20/21
03-223-028-1005	3072 RAVENSWOOD	12/09/22
03-028-1007-000	2860 RAVENSWOOD	04/01/22
03-029-3009-001	818 GRATIOT	06/18/21
03-051-0014-000	1665 BUSHA	11/17/21
03-051-0040-000	265 17TH ST	07/15/22
03-096-0023-300	1125 GRATIOT	01/05/22
03-767-0120-200	2950 GRATIOT	04/22/21
03-767-0165-000	1001 HURON	02/08/22
03-767-0166-000	2850 GRATIOT	05/26/22
03-769-0541-000	1570 MICHIGAN	12/16/21
03-770-0021-000	650 HURON	04/09/21
03-770-0021-100	666 HURON	01/05/23
03-773-0015-000	1871 GRATIOT	04/03/21
03-773-0021-000	195 HURON	05/06/21
03-773-0023-000	1318 MICHIGAN	05/10/21
03-773-0024-000	1320 MICHIGAN	06/24/22
03-773-0057-000	875 MICHIGAN	09/27/22
03-773-0178-000	1305 GRATIOT	08/31/21
03-773-0179-000	1317 GRATIOT	08/31/21
03-958-0002-000	782 HURON	05/14/21
03-958-0003-000	782 HURON	05/14/21
06-027-1001-005	3910 24TH AVE	05/05/22
06-027-3001-018	1923 HOLLAND AVE	03/09/23
06-151-0083-000	3201 MILITARY ST	09/15/21
06-167-0048-100	2021 16TH ST	07/18/22
06-195-0001-000	500 10TH ST	12/30/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-279-0001-000	2037 VACANT LOT PINE GROVE AVE	05/19/22
06-298-0043-000	704 HURON AVE	08/05/22
06-298-0072-000	411 GRAND RIVER AVE	01/27/23
06-298-0118-000	569 QUAY ST	05/27/21
06-298-0132-000	327 HURON AVE	06/30/22

06-342-0039-000	2418 CONNER ST	08/03/21
06-345-0022-000	2900 GOLDEN CREST CT	09/15/21
06-362-0012-100	2715 ARMOUR ST	06/23/22
06-365-0052-000	827 ERIE ST	12/15/22
06-365-0497-000	1635 POPLAR ST	03/01/22
06-365-0497-100	1612 10TH AVE	12/20/21
06-365-0497-100	1612 10TH AVE	02/20/23
06-375-0001-100	1005 RIVER ST	02/21/23
06-375-0010-100	1530 11TH AVE	10/13/21
06-375-0010-100	1530 11TH AVE	08/19/21
06-407-0015-320	210 COURT ST	05/23/22
06-495-0001-000	2435 MILITARY ST	08/18/22
06-510-0032-100	2930 PINE GROVE AVE	08/25/21
06-515-0138-000	2001 11TH AVE	02/01/22
06-516-0016-000	1702 GRISWOLD ST	05/19/22
06-568-0007-000	2727 PINE GROVE AVE	06/17/22
06-663-0001-000	700 VACANT LOT LAPEER AVE	10/13/21
06-663-0005-000	712 LAPEER AVE	10/13/21
06-681-0048-000	2803 STONE ST	10/22/21
06-687-0024-000	305 BARD ST	02/28/23
06-743-0682-100	1228 06TH ST	04/04/22
06-743-0696-100	1111 MILITARY ST	07/19/22
06-743-0848-100	714 LAPEER AVE	11/29/22
06-743-0905-000	920 07TH ST	10/14/21
06-746-0069-000	1511 WATER ST	05/20/22
06-752-0033-000	1340 WATER ST	03/22/22
06-950-0001-000	1980 HOLLAND AVE	09/30/22
07-049-0301-000	1015 S SEVENTH ST	07/27/21
07-053-0095-000	975 FRED W MOORE HWY	04/09/21
07-053-0114-000	301 BROWN ST	11/15/22
07-055-0033-000	1641 FRED W MOORE HWY	04/25/22
07-055-0043-000	1919 FRED W MOORE HWY	08/29/22
07-091-0028-000	1426 OAKLAND AVE	10/29/21
07-091-0052-000	1214 S RIVERSIDE AVE	04/15/21

07-170-0008-000	500 VINE ST	02/28/22
07-360-0006-000	531 N RIVERSIDE AVE	01/31/22
07-405-0001-001	1200 S CARNEY DR	10/03/22
07-405-0014-000	1116 S CARNEY DR	03/29/23
07-700-0006-000	300 S RIVERSIDE AVE	12/22/21
07-700-0007-000	132 TRUMBULL ST	03/15/22
07-700-0012-000	303 N THIRD ST	01/05/23
07-980-0019-000	201 N RIVERSIDE AVE	09/30/21
07-980-0030-000	201 N RIVERSIDE AVE	06/01/22
10-014-1004-000	11115 YALE RD	02/16/22
10-014-4010-100	7616 BROCKWAY RD	06/30/22
10-015-1008-000	11777 YALE RD	06/18/21
14-053-0019-000	5256 PTE TREMBLE RD	06/27/22
14-057-0012-000	5440 PTE TREMBLE RD	02/04/22
14-100-0001-000	9000 MERRILL DR	01/10/23
14-199-0090-000	6603 DYKE RD	03/11/22
14-370-0001-000	4654 PTE TREMBLE RD	10/28/22
14-424-0116-000	5347 PTE TREMBLE RD	10/06/22
14-433-0001-000	5309 PTE TREMBLE RD	04/29/22
14-442-0038-000	3486 PTE TREMBLE RD	06/30/22
14-442-0082-100	2700 PTE TREMBLE RD	04/20/22
14-487-0029-000	9762 NORTH RIVER RD	08/18/21
14-532-0004-000	3057 SOUTH CHANNEL DR	06/08/22
14-550-0002-000	6211 PTE TREMBLE RD	09/07/22
14-618-0072-000	1721 NORTH CHANNEL DR	12/15/22
14-631-0069-000	2256 NORTH CHANNEL DR	07/28/22
14-775-0013-000	3074 SOUTH CHANNEL DR	08/20/21
14-847-0169-000	8298 SOUTH CHANNEL DR	05/13/22
14-847-0295-001	7650 SOUTH CHANNEL DR	06/17/22
20-004-1044-000	5805 LAKESHORE RD	02/10/23
20-015-1002-000	4943 LAKESHORE RD	01/27/23
20-015-4032-000	4505 LAKESHORE RD	09/23/22
20-015-4046-000	4758 24TH AVE	12/01/22
20-015-4050-001	4758 24TH AVE	08/10/23

20-016-3011-000	4611 24TH AVE	05/20/23
20-021-2027-001	4265 24TH AVE	06/02/21
20-021-3004-000	4025 24TH AVE	06/02/21
20-021-3004-001	4025 24TH AVE	06/02/21
20-021-3005-500	4145 24TH AVE	04/29/22
20-022-1001-300	4450 24TH AVE	02/04/22
20-028-2019-100	3939 PINE GROVE RD	05/07/21
20-028-2022-000	3950 PINE GROVE RD	03/31/23
20-028-2028-000	3041 KRAFFT RD	03/16/22
20-028-2029-500	3991 24TH AVE	06/27/22
20-090-0008-250	3851 PINE GROVE RD	04/02/21
20-730-0055-000	3871 PINE GROVE RD	05/17/23
20-756-0007-100	4473 GRATIOT AVE	10/24/22
20-756-0049-000	4259 GRATIOT AVE	04/26/22
20-909-0001-000	4216 24TH AVE	06/08/21
20-944-0009-000	3290 KEEWAHDIN RD	05/18/23
20-978-0008-000	3953 24TH AVE	09/20/22
28-018-3002-300	4180 DOVE	01/13/22
28-018-4006-001	4280 DOVE	01/04/23
28-020-4034-000	3991 BROOKSTONE PLACE	07/28/21
28-020-4034-200	BROOKSTONE PLACE	07/28/21
28-168-0002-001	2301 WATER	05/17/22
28-190-0029-000	3600 LAPEER	02/28/23
28-190-0030-000	3550 LAPEER	02/07/22
28-190-0032-000	3500 LAPEER	07/13/21
28-190-0035-000	3450 LAPEER	01/26/22
28-190-0120-001	3860 GRISWOLD	02/01/23
28-253-0008-000	2422 GRISWOLD	11/16/22
28-360-0032-000	1409 24TH	07/12/22
28-360-0045-000	2403 GRISWOLD	01/05/23
28-664-0004-010	LAPEER	08/30/22
28-750-0005-000	815 24TH	11/22/21
28-750-0042-000	2436 HOWARD	08/12/22
28-750-0063-000	982 25TH	10/25/22

28-750-0073-001	1215 24TH	10/24/22
28-800-0005-000	1632 MICHIGAN	03/09/22
28-840-0005-002	3319 DOVE	09/15/22
31-034-2001-000	8801 SMITHS CREEK RD	08/18/22
31-740-0043-000	8532 MORRIS RD	02/23/23
30-038-4003-100	1347 S RANGE RD	04/01/22
30-600-0016-000	1609 RIVER RD	08/04/23
30-900-0024-000	7030 GRATIOT RD	07/12/23
30-994-0001-000	1362 RIVER RD	03/17/23

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$59,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,600
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$139,400
\$1,347,685	WD	03-ARM'S LENGTH	\$1,347,685	\$381,500
\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,700
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$67,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$199,400
\$2,247,000	WD	33-TO BE DETERMINED	\$2,247,000	\$371,900
\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$268,200
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$225,400
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,400
\$400,000	WD	03-ARM'S LENGTH	\$268,000	\$152,200
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$51,900
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$184,600
\$90,000	LC	04-BUYERS INTEREST IN A LC	\$90,000	\$75,700
\$71,000	MLC	04-BUYERS INTEREST IN A LC	\$71,000	\$42,100
\$220,000	MLC	04-BUYERS INTEREST IN A LC	\$220,000	\$126,400
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$340,900
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	MLC	04-BUYERS INTEREST IN A LC	\$400,000	\$135,000
\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$329,600
\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,400
\$6,750,000	CD	03-ARM'S LENGTH	\$6,750,000	\$2,420,200
\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,029,900
\$3,750,000	WD	03-ARM'S LENGTH	\$3,750,000	\$1,189,300
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,300
\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$70,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$132,000
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$79,900
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,500
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,900

\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000	\$52,800
\$7,750,000	CD	03-ARM'S LENGTH	\$7,750,000	\$2,310,900
\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,800
\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,300
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,800
\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,000
\$375,983	WD	03-ARM'S LENGTH	\$375,983	\$370,600
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,200
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,200
\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$0
\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$113,800
\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$44,400
\$336,625	WD	19-MULTI PARCEL ARM'S LENGTH	\$336,625	\$106,900
\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$43,600
\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$138,400
\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$180,100
\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,600
\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,700
\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$444,900
\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,800
\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$46,700
\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900
\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$151,600
\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$97,900
\$79,500	LC	03-ARM'S LENGTH	\$79,500	\$41,700
\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$56,100
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,100
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,100
\$0	MLC	03-ARM'S LENGTH	\$910,000	\$351,100
\$0	MLC	03-ARM'S LENGTH	\$180,000	\$120,400
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,900
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$181,800
\$0	MLC	03-ARM'S LENGTH	\$294,000	\$92,300

\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$86,400
\$0	MLC	03-ARM'S LENGTH	\$316,000	\$150,100
\$0	WD	03-ARM'S LENGTH	\$4,025,000	\$833,300
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$83,600
\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$270,900
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,000
\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,800
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,500
\$0	MLC	03-ARM'S LENGTH	\$127,500	\$33,800
\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600
\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$77,600
\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$76,000
\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$86,700
\$6,655,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,655,100	\$2,142,700
\$212,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$212,500	\$108,000
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,100
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$122,100
\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$77,600
\$2,425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,425,000	\$467,500
\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$152,400
\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$115,800
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,300
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,300
\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$100,300
\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$520,000
\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$121,520
\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$97,000
\$599,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$599,000	\$281,000
\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000
\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100
\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200
\$549,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$549,900	\$198,300
\$698,281	CD	03-ARM'S LENGTH	\$698,281	\$298,800

\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$2,075,100
\$2,285,714	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,285,714	\$369,200
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900
\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$422,000
\$2,421,000	CD	03-ARM'S LENGTH	\$2,421,000	\$1,960,200
\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500
\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300
\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$267,200
\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$101,900
\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700
\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300
\$1,990,000	CD	03-ARM'S LENGTH	\$1,990,000	\$513,100
\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,400
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,900
\$1,636,910	WD	03-ARM'S LENGTH	\$1,636,910	\$345,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900
\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,070,500
\$10,000,000	CD	03-ARM'S LENGTH	\$10,000,000	\$2,967,700
\$1,700,000	OTH	03-ARM'S LENGTH	\$1,700,000	\$0
\$120,000	WD	03-ARM'S LENGTH	\$150,000	\$127,500
\$387,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$387,000	\$179,600
\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800
\$0	MLC	03-ARM'S LENGTH	\$400,000	\$0
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600
\$1,303,141	OTH	03-ARM'S LENGTH	\$1,303,141	\$271,600
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,100
\$0	MLC	03-ARM'S LENGTH	\$280,000	\$77,000
\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100
\$0	MLC	03-ARM'S LENGTH	\$269,000	\$53,800
\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200

\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,750,000	\$2,033,700
\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,700
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$50,100
\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$121,300
\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$72,400
\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000
\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$348,400
\$113,109,739			\$125,494,239	\$47,640,620
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
15.71	\$196,566	\$79,931	\$300,069	\$142,760	2.102	4,000
44.00	\$221,654	\$110,260	\$129,740	\$153,859	0.843	4,200
59.32	\$294,274	\$141,162	\$93,838	\$211,481	0.444	3,296
28.31	\$886,962	\$343,636	\$1,004,049	\$750,450	1.338	9,100
53.34	\$539,105	\$301,218	\$213,782	\$328,573	0.651	9,132
27.08	\$126,717	\$36,786	\$213,214	\$124,214	1.717	2,768
16.62	\$726,742	\$286,887	\$913,113	\$607,535	1.503	5,516
16.55	\$798,771	\$407,268	\$1,839,732	\$540,750	3.402	2,187
73.48	\$476,203	\$92,637	\$272,363	\$529,787	0.514	5,200
64.40	\$463,487	\$281,721	\$68,279	\$251,058	0.272	3,694
67.40	\$106,517	\$35,442	\$64,558	\$98,170	0.658	2,615
56.79	\$305,281	\$43,676	\$224,324	\$361,333	0.621	2,180
21.18	\$94,716	\$27,533	\$217,467	\$92,794	2.344	960
58.31	\$359,757	\$133,081	\$191,919	\$311,049	0.617	3,116
115.38	\$311,718	\$52,884	\$107,116	\$330,567	0.324	6,400
84.11	\$144,624	\$47,738	\$42,262	\$133,820	0.316	940
59.30	\$28,649	\$9,940	\$61,060	\$25,841	2.363	3,036
57.45	\$252,009	\$77,300	\$142,700	\$241,311	0.591	1,736
123.96	\$716,162	\$245,560	\$29,440	\$588,989	0.050	8,992
123.96	\$716,162	\$245,560	\$29,440	\$588,989	0.050	8,992
33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764
33.75	\$270,095	\$25,738	\$374,262	\$390,971	0.957	1,764
82.40	\$811,416	\$255,153	\$144,847	\$879,781	0.165	3,231
46.07	\$600,354	\$99,407	\$450,593	\$857,786	0.525	8,358
35.85	\$5,776,031	\$640,216	\$6,109,784	\$9,801,174	0.623	109,097
36.78	\$2,485,050	\$207,306	\$2,592,694	\$4,346,840	0.596	55,950
31.71	\$2,905,132	\$121,859	\$3,628,141	\$5,311,590	0.683	22,184
33.48	\$159,900	\$33,498	\$176,502	\$216,442	0.815	1,329
30.24	\$159,900	\$33,498	\$199,002	\$216,442	0.919	1,329
54.43	\$320,041	\$44,352	\$198,148	\$338,269	0.586	3,636
24.21	\$197,747	\$19,092	\$310,908	\$219,209	1.418	3,114
43.57	\$212,873	\$50,443	\$159,557	\$199,301	0.801	1,500
41.12	\$269,998	\$12,210	\$247,790	\$316,304	0.783	3,320

42.24	\$117,077	\$30,630	\$94,370	\$164,975	0.572	5,000
29.82	\$5,568,885	\$624,366	\$7,125,634	\$9,436,105	0.755	114,452
41.07	\$73,483	\$11,250	\$63,750	\$106,563	0.598	2,310
44.70	\$120,219	\$15,600	\$99,400	\$179,142	0.555	3,255
40.33	\$396,450	\$49,352	\$350,648	\$594,346	0.590	40,500
52.71	\$176,450	\$20,227	\$119,773	\$267,505	0.448	1,581
43.79	\$176,450	\$20,227	\$148,773	\$267,505	0.556	1,581
98.57	\$871,802	\$203,978	\$172,005	\$1,143,534	0.150	4,348
33.41	\$235,455	\$32,500	\$237,500	\$347,526	0.683	4,000
45.10	\$235,455	\$32,500	\$167,500	\$347,526	0.482	4,000
0.00	\$474,403	\$234,469	\$225,531	\$294,398	0.766	2,407
51.15	\$265,784	\$106,057	\$116,443	\$304,823	0.382	1,945
88.80	\$94,297	\$13,698	\$36,302	\$138,012	0.263	960
31.76	\$198,380	\$45,995	\$290,630	\$260,933	1.114	1,500
40.00	\$105,320	\$9,534	\$99,466	\$182,798	0.544	2,263
56.49	\$254,417	\$133,650	\$111,350	\$206,793	0.538	576
85.76	\$385,243	\$103,783	\$106,217	\$537,137	0.198	9,416
19.71	\$134,959	\$9,460	\$130,540	\$239,502	0.545	4,400
75.82	\$65,944	\$21,278	\$33,722	\$76,483	0.441	1,040
37.08	\$1,091,765	\$94,398	\$1,105,602	\$1,223,763	0.903	11,700
50.24	\$132,399	\$35,545	\$89,455	\$184,836	0.484	3,220
33.84	\$115,217	\$11,990	\$126,010	\$126,659	0.995	1,510
37.73	\$208,245	\$24,320	\$200,680	\$351,002	0.572	8,160
40.97	\$366,938	\$21,416	\$348,584	\$659,393	0.529	2,500
30.59	\$229,837	\$114,928	\$205,072	\$196,762	1.042	4,480
52.45	\$84,464	\$10,800	\$68,700	\$140,580	0.489	1,000
66.00	\$131,093	\$45,984	\$39,016	\$145,735	0.268	1,559
47.55	\$215,258	\$124,819	\$75,181	\$102,772	0.732	2,028
54.70	\$408,091	\$154,125	\$145,875	\$288,598	0.505	2,900
38.58	\$762,186	\$272,892	\$637,108	\$589,511	1.081	12,762
66.89	\$258,156	\$177,017	\$2,983	\$92,203	0.032	1,502
47.04	\$271,234	\$173,342	\$66,658	\$111,241	0.599	3,072
67.33	\$511,425	\$268,328	\$1,672	\$276,247	0.006	8,703
31.39	\$215,634	\$90,666	\$203,334	\$142,009	1.432	2,434

25.64	\$214,977	\$75,986	\$261,014	\$157,944	1.653	4,180
47.50	\$367,686	\$85,771	\$230,229	\$320,358	0.719	2,360
20.70	\$2,569,604	\$652,472	\$3,372,528	\$2,178,559	1.548	24,261
18.58	\$281,918	\$115,844	\$334,156	\$188,720	1.771	1,889
34.95	\$758,878	\$94,543	\$680,457	\$754,926	0.901	8,061
48.65	\$218,240	\$66,800	\$118,200	\$172,091	0.687	1,885
36.43	\$188,489	\$79,247	\$150,753	\$124,139	1.214	2,000
19.58	\$59,660	\$13,463	\$106,537	\$62,428	1.707	978
26.51	\$80,328	\$19,973	\$107,527	\$81,561	1.318	1,459
27.13	\$210,797	\$49,393	\$330,607	\$208,802	1.583	15,040
37.90	\$292,304	\$52,538	\$347,462	\$310,176	1.120	3,000
47.75	\$153,107	\$146,759	\$15,741	\$7,896	1.994	0
50.70	\$153,474	\$31,551	\$118,349	\$156,312	0.757	1,800
59.79	\$173,389	\$40,618	\$104,382	\$170,219	0.613	2,200
32.20	\$4,710,879	\$1,065,813	\$5,589,287	\$4,556,333	1.227	233,611
50.82	\$204,180	\$81,287	\$131,213	\$136,554	0.961	2,168
38.70	\$228,075	\$54,422	\$245,578	\$206,126	1.191	4,380
78.77	\$197,179	\$123,236	\$31,764	\$94,799	0.335	1,959
29.06	\$184,591	\$42,193	\$224,807	\$182,562	1.231	2,844
19.28	\$1,001,726	\$341,155	\$2,083,845	\$821,128	2.538	44,995
71.55	\$278,090	\$90,053	\$122,947	\$241,073	0.510	3,767
34.06	\$312,672	\$112,503	\$227,497	\$242,715	0.937	4,652
61.93	\$288,712	\$224,844	\$50,156	\$77,888	0.644	2,855
47.04	\$258,672	\$134,672	\$125,328	\$155,000	0.809	3,505
41.36	\$210,120	\$114,333	\$128,167	\$116,813	1.097	1,200
47.27	\$1,064,813	\$207,873	\$892,127	\$1,045,049	0.854	37,550
32.41	\$243,123	\$131,079	\$243,921	\$136,639	1.785	4,500
32.33	\$215,019	\$170,039	\$129,961	\$53,461	2.431	1,730
46.91	\$549,946	\$316,779	\$282,221	\$249,078	1.133	2,584
72.11	\$514,045	\$305,506	\$74,494	\$218,137	0.342	7,040
48.03	\$315,499	\$156,836	\$143,164	\$153,002	0.936	2,415
27.55	\$261,525	\$107,920	\$292,080	\$148,124	1.972	2,914
36.06	\$326,561	\$213,282	\$336,618	\$109,237	3.082	5,496
42.79	\$607,899	\$427,455	\$270,826	\$188,552	1.436	5,496

51.88	\$4,193,040	\$2,135,596	\$1,864,404	\$2,149,889	0.867	46,542
16.15	\$756,113	\$289,423	\$1,996,291	\$453,097	4.406	2,496
57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802
58.21	\$836,683	\$529,268	\$195,732	\$296,446	0.660	2,696
80.97	\$3,901,273	\$894,094	\$1,526,906	\$2,899,883	0.527	70,121
30.65	\$95,732	\$73,148	\$81,852	\$21,926	3.733	2,400
58.11	\$938,336	\$204,128	\$595,872	\$767,197	0.777	16,261
47.23	\$359,196	\$246,341	\$103,659	\$108,828	0.952	1,512
44.91	\$560,297	\$376,413	\$218,587	\$177,323	1.233	4,488
75.48	\$209,400	\$92,323	\$42,677	\$113,667	0.375	1,760
59.70	\$121,706	\$75,485	\$24,515	\$48,298	0.508	1,317
43.91	\$222,427	\$156,095	\$78,905	\$63,965	1.234	1,830
51.47	\$364,569	\$90,690	\$269,310	\$264,107	1.020	4,550
25.78	\$1,067,481	\$237,990	\$1,752,010	\$805,331	2.176	5,106
42.40	\$90,397	\$9,514	\$90,486	\$84,517	1.071	1,235
38.45	\$269,862	\$98,698	\$231,302	\$165,057	1.401	2,089
21.12	\$754,782	\$191,652	\$1,445,258	\$745,868	1.938	27,000
37.46	\$186,680	\$65,192	\$174,808	\$165,977	1.053	5,240
34.51	\$5,322,135	\$295,716	\$5,704,284	\$5,591,122	1.020	77,868
29.68	\$7,672,701	\$522,930	\$9,477,070	\$7,953,027	1.192	134,379
0.00	\$837,977	\$569,314	\$1,130,686	\$355,845	3.177	2,776
85.00	\$258,049	\$145,765	\$4,235	\$148,721	0.028	4,331
46.41	\$363,879	\$195,375	\$191,625	\$203,017	0.944	6,361
45.37	\$416,828	\$166,192	\$183,808	\$330,944	0.555	14,040
48.27	\$301,261	\$83,502	\$216,498	\$288,423	0.751	10,640
0.00	\$286,104	\$165,355	\$234,645	\$159,932	1.467	4,118
32.24	\$162,013	\$53,448	\$196,552	\$143,795	1.367	5,419
20.84	\$545,388	\$109,220	\$1,193,921	\$577,706	2.067	6,831
60.08	\$145,371	\$77,363	\$42,637	\$90,077	0.473	1,950
27.50	\$164,323	\$88,397	\$191,603	\$91,477	2.095	2,844
43.39	\$427,454	\$179,723	\$295,277	\$328,121	0.900	9,627
20.00	\$124,374	\$23,536	\$245,464	\$122,669	2.001	5,780
27.50	\$115,366	\$20,415	\$147,585	\$125,597	1.175	2,324

35.37	\$4,116,855	\$911,956	\$4,838,044	\$4,244,899	1.140	94,537
52.33	\$379,241	\$75,389	\$254,611	\$402,453	0.633	7,798
20.88	\$101,441	\$36,211	\$203,789	\$86,397	2.359	4,100
19.89	\$238,086	\$44,384	\$565,616	\$305,524	1.851	18,197
48.27	\$144,698	\$16,150	\$133,850	\$147,080	0.910	3,441
32.35	\$420,674	\$145,413	\$504,587	\$339,828	1.485	7,360
30.63	\$238,560	\$63,614	\$336,386	\$214,132	1.571	1,238
76.00	\$234,092	\$154,912	(\$4,912)	\$96,916	(0.051)	1,296
51.61	\$786,395	\$30,838	\$644,162	\$924,794	0.697	10,486
	\$107,771,919		\$95,880,597	\$104,380,839		
37.96				E.C.F. =>	0.919	
21.47				Ave. E.C.F. =>	1.033	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
\$75.02	COM	106.9336			\$20,687
\$30.89	2000	18.9336		AUTO	\$109,055
\$28.47	2000	58.8856		WHS STG	\$131,989
\$110.34	2000	30.5354			\$275,167
\$23.41	2000	38.1937		WHS TRAN	\$221,201
\$77.03	2000	68.3929		WHS STG	\$36,786
\$165.54	2000	47.0406		CARWSH DRIVE THRU	\$242,774
\$841.21	2000	236.9611		REST FAST	\$328,561
\$52.38	2000	51.8476		WHS DIST	\$78,574
\$18.48	2000	76.0610		MARKET CONV	\$269,667
\$24.69	2000	37.4960		STORE RETAIL	\$32,928
\$102.90	2000	41.1751		MEDICAL	\$33,459
\$226.53	2000	131.0966		BARBER/BEAUTY	\$21,931
\$61.59	2000	41.5570	COLONIAL	BARBER/BEAUTY	\$104,809
\$16.74	2001	70.8538		OFFICE BUILDINGS	\$31,595
\$44.96	2000	71.6764		REST FAST	\$39,102
\$20.11	2000	133.0322		STORE RETAIL	\$9,940
\$82.20	2000	44.1221		OFFICE BUILDINGS	\$61,740
\$3.27	2000	98.2591		STORE RETAIL	\$216,935
\$3.27	2000	98.2591		STORE RETAIL	\$216,935
\$212.15	2001	7.5313		OFC CONDO	\$22,000
\$212.15	2001	7.5313		OFC CONDO	\$22,000
\$44.83	2-02	91.6100		COMMERCIAL	\$180,208
\$53.91	2-02	55.5442		COMMERCIAL	\$69,326
\$56.00	5-05	45.7367	1 STORY	MULTI-FAMILY	\$129,400
\$46.34	4-02	48.4285		COMMERCIAL	\$51,000
\$163.55	3-02	39.7679		COMMERCIAL	\$121,859
\$132.81	2-05	26.5269		VACANT LAND	\$25,938
\$149.74	2-05	16.1315		VACANT LAND	\$25,938
\$54.50	5-01	49.4969		COMMERCIAL	\$32,400
\$99.84	5-01	33.7580		COMMERCIAL WITH APT	\$19,092
\$106.37	5-01	28.0155		COMMERCIAL	\$50,443
\$74.64	5-01	29.7349		COMMERCIAL	\$12,210

\$18.87	5-05	50.8715		COMMERCIAL	\$30,630
\$62.26	5-05	32.5594	1 STORY	MULTI-FAMILY	\$155,460
\$27.60	2-05	48.2504		COMMERCIAL	\$11,250
\$30.54	2-06	52.5873		COMMERCIAL WITH APT	\$15,600
\$8.66	2-05	49.0767		INDUSTRIAL	\$49,352
\$75.76	2-05	63.2999		COMMERCIAL	\$11,040
\$94.10	2-05	52.4590		COMMERCIAL	\$11,040
\$39.56	1-01	93.0325		COMMERCIAL	\$123,362
\$59.38	2-05	39.7337		COMMERCIAL	\$15,000
\$41.88	2-05	59.8761		COMMERCIAL	\$15,000
\$93.70	5-01	31.4664		COMMERCIAL	\$232,610
\$59.87	4-02	69.8737		COMMERCIAL	\$85,519
\$37.81	1-02	81.7705		COMMERCIAL	\$5,777
\$193.75	2-05	3.3070		COMMERCIAL	\$24,706
\$43.95	4-02	53.6609		COMMERCIAL WITH APT	\$9,534
\$193.32	2-05	54.2278		COMMERCIAL	\$101,704
\$11.28	4-02	88.2994		VACANT LAND	\$85,330
\$29.67	4-02	53.5692		COMMERCIAL	\$9,460
\$32.43	2-03	63.9831		COMMERCIAL	\$16,462
\$94.50	5-01	17.7296		COMMERCIAL WITH APT	\$94,398
\$27.78	4-02	59.6770		INSTITUTIONAL	\$35,545
\$83.45	5-01	8.5863		COMMERCIAL	\$11,990
\$24.59	4-02	50.9005		COMMERCIAL	\$24,320
\$139.43	4-02	55.2096		COMMERCIAL	\$14,416
\$45.78	1-01	3.8506		COMMERCIAL	\$81,940
\$68.70	3-02	59.2051		COMMERCIAL	\$10,800
\$25.03	2-02	81.3021		COMMERCIAL	\$21,562
\$37.07	2001	49.5173			\$110,227
\$50.30	2003	72.1246			\$150,000
\$49.92	2100	14.5967	1 STORY		\$245,047
\$1.99	2003	119.4355			\$162,207
\$21.70	2003	62.7485			\$152,542
\$0.19	2001	122.0655			\$268,328
\$83.54	2001	20.5130			\$77,942

\$62.44	2001	42.5862	1 STORY		\$64,728
\$97.55	2001	50.8046			\$76,368
\$139.01	2003	32.1347			\$601,775
\$176.90	2003	54.3933			\$93,000
\$84.41	2001	32.5352			\$93,081
\$62.71	2001	53.9861			\$47,434
\$75.38	2001	1.2315			\$73,130
\$108.93	2002	47.9840			\$13,463
\$73.70	2002	9.1659			\$19,973
\$21.98	2000	35.6644			\$44,850
\$115.82	2000	10.6498			\$46,930
#DIV/0!	C-BC	76.6954	1 STORY		\$19,272
\$65.75		121.4721		CPA OFFICE	\$31,551
\$47.45		135.8635		CONST OFFICE	\$33,000
\$23.93		74.5149		MARINA	\$1,049,305
\$60.52		101.0965		WATERSPORTS RENTAL	\$80,696
\$56.07		78.0461		GAR STG	\$45,430
\$16.21		163.6788		RESTAURANTS	\$121,030
\$79.05		74.0452		OFFICE BUILDINGS	\$38,058
\$46.31		56.5927		WHS MINI	\$224,003
\$32.64		146.1857		MED OFC	\$85,031
\$48.90		103.4557		RENTAL COTTAGES	\$110,777
\$17.57		132.7904		BAR	\$210,000
\$35.76		116.3288		OFFICE BUILDINGS	\$127,790
\$106.81		87.4662		MISC COMM	\$55,964
\$23.76		111.8186		MARINE STORAGE/GAS	\$186,669
\$54.20		18.6707		MARINE GAS/STORE	\$131,079
\$75.12		45.9110		MARINE GAS/STORE	\$151,358
\$109.22		83.8795		MARINE GAS/STORE	\$282,929
\$10.58	2000	39.2184	TRACT/RANCH	STORE WHS SHOW	\$199,122
\$59.28	2000	98.6384	RANCH/RAISED	OFFICE BUILDINGS	\$100,825
\$100.23	2000	202.2539		STORE RETAIL	\$82,705
\$61.25	2000	313.2215		RETIRED	\$206,147
\$49.28	2000	148.7032			\$427,455

\$40.06	2000	91.7893		STORE RETAIL	\$2,008,215
\$799.80	2000	445.6562			\$243,495
\$34.04	2000	81.1475		SHOP MIXED	\$2,510,550
\$34.04	2000	81.1475			\$2,510,550
\$72.60	2000	71.0944		BANK BRANCH	\$495,708
\$21.78	2000	57.7224		STORE MALL ANCHOR	\$741,480
\$34.11	2000	378.3749		THEATER LIVE	\$68,226
\$36.64	2000	82.7370		STORE RETAIL	\$185,337
\$68.56	2000	100.3183		GAR MINILUBE	\$238,392
\$48.70	2000	128.3388		GAR SERVICE	\$354,189
\$24.25	2000	42.6140		MEDICAL	\$84,650
\$18.61	2000	55.8263		SHOP NBHD	\$75,485
\$43.12	2000	128.4243	2.00-STORY	MARKET CONV	\$87,142
\$59.19	2000	107.0383		APARTMENTS	\$84,454
\$343.13	2000	222.6199			\$171,360
\$73.27	2000	112.1305		WHS CONDO	\$5,828
\$110.72	2000	145.2030		OFC CONDO	\$98,698
\$53.53	2000S	45.2858		WAREHOUSES	\$158,223
\$33.36	2000S	43.1625	1 STORY	MISC COMM	\$59,235
\$73.26	2200	46.4589		MULTIPLE RESIDENCES	\$248,466
\$70.52	2200	29.3198		MULTIPLE RESIDENCES	\$377,820
\$407.31	2800W	169.2639		MISC COMM	\$530,490
\$0.98	2000M	145.6353		MOTEL EXT STAY	\$141,369
\$30.12	2000M	54.0942		AUTO	\$145,202
\$13.09	2000M	92.9424		WHS STG	\$140,622
\$20.35	2000M	73.4201		STORES	\$71,194
\$56.98	2000N	1.7678			\$133,828
\$36.27	2000M	11.7936		GARAGE	\$51,487
\$174.78	2000M	58.1830		STORE RETAIL	\$82,765
\$21.87	2000M	101.1488		GAR SERVICE	\$73,130
\$67.37	2000M	60.9717			\$86,509
\$30.67	2000M	58.4925		MISC COMM	\$156,622
\$42.47	2000N	51.6200	MULTI-LEVEL	WHS MINI	\$19,375
\$63.50	2000N	30.9757	DUPLEX +	MULTIPLE RESIDENCES	\$20,415

\$51.18	2000M	34.5098	SHOPPING CENTERS	\$878,656
\$32.65	2000S	85.2181	WHS TRAN	\$69,147
\$49.70	2000S	87.3912		\$27,089
\$31.08	201	190.1983	AUTO	\$38,400
\$38.90	201	96.0732	MARKET CONV	\$15,103
\$68.56	COM	45.2254	LAWN CARE SERV.	\$145,413
\$271.72	RVR	53.8352	4 UNIT APART. BUILD.	\$57,915
(\$3.79)	OFCOM	108.3258	USED AUTO PARTS/JUNK YARD	\$118,800
\$61.43	COM	33.6029	OFFICE BUILDINGS	\$28,842

#DIV/0!

11.4010

Std. Deviation=> 0.746330986

Ave. Variance=> 75.4394 Coefficient of Var=>

73.05950498

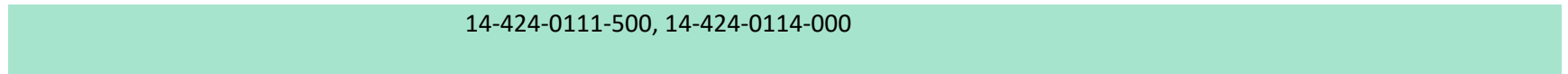
Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
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No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	03-773-0179-000	COMMERCIAL	201
No	//	03-773-0178-000	COMMERCIAL	201
No	//	03-958-0003-000	HURON AVE CONDOMINI	207
No	//	03-958-0002-000	HURON AVE CONDOMINI	207
No	//	06-027-1001-007	2-02 SANBORN NORTH/H	201
No	//		2-02 SANBORN NORTH/H	201
No	//		5-05 DOVE/32ND/RAVEN:	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		3-02 LAPEER N/7TH ST/14	201
No	//		2-05 GARFIELD/SEDGWIC	202
No	//		2-05 GARFIELD/SEDGWIC	202
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201
No	//		5-01 DOWNTOWN	201

No	//	06-342-0038-000	5-05 DOVE/32ND/RAVEN:	201
No	//		5-05 DOVE/32ND/RAVEN:	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-06 WASHINGTON/12TH	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		1-01 BLACK RIVER PG TO :	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		1-02 COLONIAL VILLAGE/	201
No	//	06-515-0137-000	2-05 GARFIELD/SEDGWIC	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		2-05 GARFIELD/SEDGWIC	201
No	//	06-663-0002-000, 06-663-0004-000, 06-663-0006-	4-02 LAPR/6/MILY/BEAR	202
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		2-03 12TH AVE E/HOLLAN	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		5-01 DOWNTOWN	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		4-02 LAPR/6/MILY/BEAR	201
No	//		1-01 BLACK RIVER PG TO :	201
No	//		3-02 LAPEER N/7TH ST/14	201
No	//		2-02 SANBORN NORTH/H	207
No	//		COMM	201
No	//		SW COMMERCIAL	201
No	//	07-103-0025-000		201
No	//		SW COMMERCIAL	201
No	//		SW COMMERCIAL	201
No	//		COMM	201
No	//		COMM	201

No	//		COMM	201
No	//		COMM	201
No	//		SW COMMERCIAL	201
No	//		SW COMMERCIAL	201
No	//		COMM	201
No	//		COMM	201
No	//		COMM	201
No	//		RIVERVIEW PLAZA	207
No	//		RIVERVIEW PLAZA	207
No	//		2000 COMMERCIAL	201
No	//		2000 COMMERCIAL	201
No	//		CLASS C/BC	401



14-199-0091-000, 14-199-0092-000



14-424-0111-500, 14-424-0114-000

14-442-0037-000



14-775-0012-000

14-847-0168-000, 14-847-0170-000

14-847-0296-000

No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	20-015-4048-000, 20-015-4050-000	COMMERCIAL	201
No	//		COMMERCIAL	202

No	//		COMMERCIAL	201
No	//	20-021-2027-010	COMMERCIAL	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
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No	//		COMMERCIAL	207
No	//		COMMERCIAL	207
No	//		COMMERCIAL	207
No	//		2000S COMMERCIAL SOU	201
No	//		2000S COMMERCIAL SOU	201
No	//		2200 COM APARTMENT/I	201
No	//		2200 COM APARTMENT/I	201
No	//		2800W COM WATERFRON	201
No	//		2000M COM MAJOR BUSI	201
No	//	28-190-0031-000	2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000N COM NORTH NON	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//	28-664-0004-001	2000M COM MAJOR BUSI	201
No	//		2000M COM MAJOR BUSI	201
No	//		2000N COM NORTH NON	201
No	//		2000N COM NORTH NON	201

No	//	28-360-0011-000, 28-360-0010-000	2000M COM MAJOR BUSI	201
No	//		2000S COMMERCIAL SOU	201
No	//		2000S COMMERCIAL SOU	201
No	//		COMMERCIAL/ INDUSTRI	301
No	//		COMMERCIAL/ INDUSTRI	201
No	//		COMMERCIAL	201
No	//		COMMERCIAL	201
No	//	30-900-0025-000, 30-900-0026-000	COMMERCIAL	201
No	//	30-994-0002-000	COMMERCIAL	207

0	FORT GRATIOT
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45	FORT GRATIOT
0	FORT GRATIOT
0	FORT GRATIOT
0	FORT GRATIOT
0	FORT GRATIOT
48	PORT HURON TWP
0	PORT HURON TWP
0	PORT HURON TWP
0	PORT HURON TWP
0	PORT HURON TWP
0	PORT HURON TWP
0	PORT HURON TWP
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0	PORT HURON TWP
0	PORT HURON TWP
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0	PORT HURON TWP
0	PORT HURON TWP
45	PORT HURON TWP
48	PORT HURON TWP

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- PORT HURON TWP
- PORT HURON TWP
- PORT HURON TWP
- WALES
- WALES
- ST CLAIR TWP
- ST CLAIR TWP
- ST CLAIR TWP
- ST CLAIR TWP
- CITY OF ST CLAIR
- CITY OF ST CLAIR

Resturant

Office Building

Apartments

Commercial Offices

Bank/Office Building

Vacant Land

Vacant Land

Office Building/Vacant

Commercial With Lofts

Commercial Salon

Commercial Retail

Commercial Offices
Apartments
Commercial Storage
Commercial With Apartments
Commercial Warehouse
Commercial Urgent Care
Commercial Urgent Care
Commercial Offices
Commercial Warehouse
Commercial Warehouse
Commercial Offices/Vacant
Commercial Office/Medical
Commercial Office
Commercial Office
Commercial Retail
Commercial Office/Real Estate
Commercial Parking Lot
Commercial Retail
Commercial Coffee House
Commercial Collage Dorms
Commercial Offices/Vacant
Commercial Office
Commercial Retail
Commercial Offices
Commercial Retail
Commercial Coffe House
Commercial Dentist Office

Parcel Number	Street Address	Sale Date
15-011-3001-201	5155 CARRIGAN RD	05/14/21

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$335,300
\$635,000			\$635,000	\$335,300
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
52.80	\$789,464	\$217,132	\$417,868	\$622,612	0.671	3,758
	\$789,464		\$417,868	\$622,612		
52.80				E.C.F. =>	0.671	
#DIV/0!				Ave. E.C.F. =>	0.671	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$111.19	AG	0.0000	2 STORY		\$128,760	No
\$111.19		0.0000				
Std. Deviation=>	#DIV/0!					
Ave. Variance=>	0.0000	Coefficient of Var=>		0		

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
/ /		AGRICULTURAL	101	71

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions

Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership
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Waterfront Influences

Bottom Character



Parcel Number	Street Address	Sale Date
19-007-1003-000	13286 FOLEY	05/27/21
19-007-1003-000	13286 FOLEY	05/27/21
45-035-2001-002	11132 BRANDON RD	11/03/21
45-035-3003-000	11023 BRANDON RD	11/03/21
45-035-3005-100	BURT RD	11/03/21

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$162,100
\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$162,100
\$528,367	WD	19-MULTI PARCEL ARM'S LENGTH	\$528,367	\$97,700
\$528,367	WD	19-MULTI PARCEL ARM'S LENGTH	\$528,367	\$97,700
\$528,367	WD	19-MULTI PARCEL ARM'S LENGTH	\$528,367	\$97,700
\$2,215,101			\$2,215,101	\$617,300
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
67.54	\$458,509	\$447,795	(\$207,795)	\$15,133	(13.731)	0
41.56	\$458,509	\$447,795	(\$57,795)	\$15,133	(3.819)	0
18.49	\$495,801	\$448,631	\$79,736	\$71,905	1.109	0
18.49	\$495,801	\$448,631	\$79,736	\$71,905	1.109	0
18.49	\$495,801	\$448,631	\$79,736	\$71,905	1.109	0
	\$2,404,421		(\$26,382)	\$245,982		
27.87				E.C.F. =>	(0.107)	
21.78				Ave. E.C.F. =>	(2.845)	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
#DIV/0!	101AG	1088.6669	TRI-LEVEL		\$174,600	No
#DIV/0!	101AG	97.4404	TRI-LEVEL		\$174,600	No
#DIV/0!	101AG	395.3691			\$313,828	No
#DIV/0!	101AG	395.3691			\$313,828	No
#DIV/0!	101AG	395.3691			\$313,828	No
#DIV/0!		273.7539				
Std. Deviation=>	6.449109242					
Ave. Variance=>	474.4429	Coefficient of Var=>	-166.7760223			

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
/ /		AGRICUTURAL	101	84
/ /		AGRICUTURAL	101	84
/ /	45-035-3005-100, 45-035-3003-000		102	75
/ /	45-035-3005-100, 45-035-2001-002		102	75
/ /	45-035-3003-000, 45-035-2001-002		102	75

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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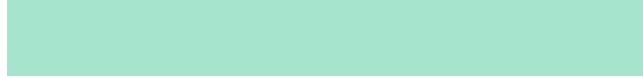
Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership
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Waterfront Influences

Bottom Character



2024 Fort Gratiot Agricultural 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.	Floor Area
20-008-1003-050	5336 STATE RD	08/20/21	\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$38,500	22.65	\$130,496	\$93,043	\$76,957	\$38,611	1.993	0
26-002-2002-000	MASON RD	12/14/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$187,839	\$161,700	\$23,300	\$24,659	0.945	0
31-005-3002-000	2536 COVE RD	08/25/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,300	44.11	\$242,681	\$173,910	\$101,090	\$78,506	1.288	1,258
31-021-2006-000	9250 LAMBS RD	10/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,800	51.27	\$223,186	\$98,274	\$121,726	\$156,140	0.780	1,215
Totals:			\$850,000			\$850,000	\$366,800		\$784,202		\$323,073	\$297,916		
								Sale. Ratio =>	43.15			E.C.F. =>	1.084	
								Std. Dev. =>	10.68			Ave. E.C.F. =>	1.321	

ECF Determination .978

2024 Fort Gratiot Agricultural ECF

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.	UNITS OF GOVT
#DIV/0!	4000	0.0000	MANUFACTURED	AGRICULTURAL	\$41,244	AG	101	59	FORT GRATIOT TWP
#DIV/0!	LYNN	#REF!			\$161,700	LYNN TOWNSHIP	101	0	LYNN
\$80.36	AG	#REF!	1 STY	AGRICULTURAL	\$173,910	AG	101	45	WALES
\$100.19	AG	#REF!	1 STY	RES 1 FAMILY	\$98,274	AG	101	48	WALES
#DIV/0!		34.2775							
Std. Deviation=>	0.9200735								
Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!						

2024 Fort Gratiot 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.	Floor Area	
20-004-1044-000	5805 LAKESHORE RD	02/10/23	\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$274,000	72.11	\$514,045	\$305,506	\$74,494	\$218,137	0.342	7,040	
20-015-1002-000	4943 LAKESHORE RD	01/27/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$144,100	48.03	\$315,499	\$156,836	\$143,164	\$153,002	0.936	2,415	
20-015-4032-000	4505 LAKESHORE RD	09/23/22	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$110,200	27.55	\$261,525	\$107,920	\$292,080	\$148,124	1.972	2,914	
20-015-4050-001	4758 24TH AVE	08/10/23	\$698,281	CD	03-ARM'S LENGTH	\$698,281	\$298,800	42.79	\$607,899	\$427,455	\$270,826	\$188,552	1.436	5,496	
20-016-3011-000	4611 24TH AVE	05/20/23	\$4,000,000	WD	03-ARM'S LENGTH	\$4,000,000	\$2,075,100	51.88	\$4,193,040	\$2,135,596	\$1,864,404	\$2,149,889	0.867	46,542	
20-021-3004-000	4025 24TH AVE	06/02/21	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900	57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802	
20-021-3004-001	4025 24TH AVE	06/02/21	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$3,446,900	57.45	\$7,093,690	\$2,909,191	\$3,090,809	\$4,062,620	0.761	90,802	
20-021-3005-500	4145 24TH AVE	04/29/22	\$725,000	CD	03-ARM'S LENGTH	\$725,000	\$422,000	58.21	\$836,683	\$529,268	\$195,732	\$296,446	0.660	2,696	
20-022-1001-300	4450 24TH AVE	02/04/22	\$2,421,000	CD	03-ARM'S LENGTH	\$2,421,000	\$1,960,200	80.97	\$3,901,273	\$894,094	\$1,526,906	\$2,899,883	0.527	70,121	
20-028-2019-100	3939 PINE GROVE RD	05/07/21	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$47,500	30.65	\$95,732	\$73,148	\$81,852	\$21,926	3.733	2,400	
20-028-2022-000	3950 PINE GROVE RD	03/31/23	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$464,900	58.11	\$938,336	\$204,128	\$595,872	\$767,197	0.777	16,261	
20-028-2028-000	3041 KRAFFT RD	03/16/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300	47.23	\$359,196	\$246,341	\$103,659	\$108,828	0.952	1,512	
20-028-2029-500	3991 24TH AVE	06/27/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$267,200	44.91	\$560,297	\$376,413	\$218,587	\$177,323	1.233	4,488	
20-090-0008-250	3851 PINE GROVE RD	04/02/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$101,900	75.48	\$209,400	\$92,323	\$42,677	\$113,667	0.375	1,760	
20-730-0055-000	3871 PINE GROVE RD	05/17/23	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$59,700	59.70	\$121,706	\$75,485	\$24,515	\$48,298	0.508	1,317	
20-756-0007-100	4473 GRATIOT AVE	10/24/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,200	43.91	\$222,427	\$156,095	\$78,905	\$63,965	1.234	1,830	
20-756-0049-000	4259 GRATIOT AVE	04/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300	51.47	\$364,569	\$90,690	\$269,310	\$264,107	1.020	4,550	
20-909-0001-000	4216 24TH AVE	06/08/21	\$1,990,000	CD	03-ARM'S LENGTH	\$1,990,000	\$513,100	25.78	\$1,067,481	\$237,990	\$1,752,010	\$805,331	2.176	5,106	
20-944-0009-000	3290 KEWAHDIN RD	05/18/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,400	42.40	\$90,397	\$9,514	\$90,486	\$84,517	1.071	1,235	
20-978-0008-000	3953 24TH AVE	09/20/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,900	38.45	\$269,862	\$98,698	\$231,302	\$165,057	1.401	2,089	
Totals:			\$26,074,281			\$26,074,281	\$14,255,600		\$29,116,747		\$14,038,399	\$16,799,492			
								Sale. Ratio =>	54.67			E.C.F. =>	0.836		
								Std. Dev. =>	14.89			Ave. E.C.F. =>	1.137		

ECF Determination 0.836

2024 Fort Gratiot Commercial ECF

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$10.58	2000	79.5486	TRACT/RANCH	STORE WHS SHOW	\$199,122		COMMERCIAL	201	49
\$59.28	2000	20.1286	RANCH/RAISED	OFFICE BUILDINGS	\$100,825		COMMERCIAL	201	45
\$100.23	2000	83.4869		STORE RETAIL	\$82,705		COMMERCIAL	201	0
\$49.28	2000	29.9362			\$427,455		COMMERCIAL	202	0
\$40.06	2000	26.9778		STORE RETAIL	\$2,008,215		COMMERCIAL	201	0
\$34.04	2000	37.6195		SHOP MIXED	\$2,510,550		COMMERCIAL	201	0
\$34.04	2000	37.6195			\$2,510,550		COMMERCIAL	201	0
\$72.60	2000	47.6726		BANK BRANCH	\$495,708		COMMERCIAL	201	0
\$21.78	2000	61.0446		STORE MALL ANCHOR	\$741,480		COMMERCIAL	201	0
\$34.11	2000	259.6079		THEATER LIVE	\$68,226		COMMERCIAL	201	0
\$36.64	2000	36.0300		STORE RETAIL	\$185,337		COMMERCIAL	201	0
\$68.56	2000	18.4487		GAR MINILUBE	\$238,392		COMMERCIAL	201	0
\$48.70	2000	9.5718		GAR SERVICE	\$354,189		COMMERCIAL	201	0
\$24.25	2000	76.1531		MEDICAL	\$84,650		COMMERCIAL	201	0
\$18.61	2000	62.9407		SHOP NBHD	\$75,485		COMMERCIAL	201	0
\$43.12	2000	9.6573	2.00-STORY	MARKET CONV	\$87,142		COMMERCIAL	201	45
\$59.19	2000	11.7287		APARTMENTS	\$84,454		COMMERCIAL	201	0
\$343.13	2000	103.8528			\$171,360		COMMERCIAL	207	0
\$73.27	2000	6.6365		WHS CONDO	\$5,828		COMMERCIAL	207	0
\$110.72	2000	26.4360		OFC CONDO	\$98,698		COMMERCIAL	207	0
\$64.11		30.1343							
Std. Deviation=>	0.7773203								
Ave. Variance=>	52.2549	Coefficient of Var=>	45.959095						

Parcel Number	Street Address	Sale Date
21-015-2001-001	5697 HARRIS RD	03/20/23
21-015-3001-001	5736 MYRON RD	01/25/23

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$0
\$79,806	WD	03-ARM'S LENGTH	\$79,806	\$0
\$329,806			\$329,806	\$0
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
0.00	\$421,485	\$333,867	(\$83,867)	\$88,862	(0.944)	0
0.00	\$465,347	\$457,222	(\$377,416)	\$8,240	(45.801)	0
	\$886,832		(\$461,283)	\$97,102		
0.00				E.C.F. =>	(4.750)	
0.00				Ave. E.C.F. =>	(23.372)	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
#DIV/0!	1000	2242.8547	Ranch		\$140,650	No
#DIV/0!	1000	2242.8547	Two-Story		\$303,020	No
#DIV/0!		1862.1858				
Std. Deviation=>	31.71875584					
Ave. Variance=>	2242.8547	Coefficient of Var=>	-95.96194185			

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
/ /		AGRICULTURAL	101	68
/ /		AGRICULTURAL	101	54

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership
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Waterfront Influences

Bottom Character

