

**HOWELL
TOWNSHIP**

2023

ECF

STUDIES

NORTH METES BOUNDS (SECTION 1-13)

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.
4706-01-200-007	5683 FISHER RD	10/07/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$128,800	27.40	\$407,140	\$43,200	\$426,800	\$352,314	1.211
4706-01-400-010	5375 FISHER RD	09/24/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,300	46.14	\$73,687	\$45,000	\$25,000	\$27,771	0.900
4706-02-300-007	5603 PRESTON	11/06/20	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$152,500	46.56	\$356,820	\$105,267	\$222,233	\$243,517	0.913
4706-03-100-012	2512 EASON	01/05/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,100	44.47	\$376,475	\$103,795	\$256,205	\$263,969	0.971
4706-03-200-022	2115 W ALLEN	07/23/21	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$177,400	35.27	\$512,971	\$51,182	\$451,818	\$447,037	1.011
4706-03-300-002	5183 BYRON	12/15/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,400	36.11	\$322,924	\$139,668	\$210,332	\$177,402	1.186
4706-04-300-019	5050 N BURKHART	02/23/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$214,800	42.12	\$520,381	\$107,000	\$403,000	\$400,175	1.007
4706-04-300-020	5185 CRANDALL	08/31/20	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$225,800	41.66	\$584,967	\$213,742	\$328,258	\$359,366	0.913
4706-04-400-013	3320 RIVERTON DR	06/29/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$266,700	46.38	\$614,652	\$111,996	\$463,004	\$486,598	0.952
4706-05-100-019	4519 CRIPPLE CREEK	08/12/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$179,700	42.79	\$370,499	\$90,241	\$329,759	\$271,305	1.215
4706-05-300-022	5630 FLEMING	10/28/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$115,400	43.55	\$264,498	\$40,000	\$225,000	\$217,326	1.035
4706-08-100-003	4546 FLEMING	06/29/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$86,800	37.90	\$210,204	\$40,000	\$189,000	\$164,767	1.147
4706-08-100-006	4572 N FLEMING	07/08/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,700	39.85	\$196,332	\$40,000	\$155,000	\$151,338	1.024
4706-08-400-016	4153 N BURKHART	02/18/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$192,600	53.80	\$394,159	\$45,000	\$313,000	\$338,005	0.926
4706-09-100-014	4900 N BURKHART	06/04/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,400	43.42	\$279,511	\$45,000	\$230,000	\$227,019	1.013
4706-09-400-010	4213 INDIAN CAMP TRAIL	04/14/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,900	48.95	\$415,934	\$94,142	\$295,858	\$311,512	0.950
4706-09-400-012	4305 INDIAN CAMP TRAIL	10/20/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$167,900	45.38	\$417,865	\$48,620	\$321,380	\$357,449	0.899
4706-10-100-007	2817 W MARR	09/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,200	39.57	\$191,242	\$42,700	\$142,300	\$143,797	0.990
4706-10-400-020	4463 BYRON	12/01/20	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$106,900	35.46	\$306,728	\$45,000	\$256,500	\$253,367	1.012
4706-11-100-015	1400 W MARR	07/24/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$85,900	35.81	\$238,687	\$52,080	\$187,820	\$180,646	1.040
4706-11-200-002	4655 OAK GROVE RD	12/23/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,200	41.91	\$212,348	\$66,036	\$153,964	\$141,638	1.087
4706-11-300-012	1365 W MARR	12/17/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,600	38.14	\$287,392	\$73,114	\$216,886	\$207,433	1.046
4706-12-400-025	828 E MARR	12/04/20	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$171,300	49.22	\$405,038	\$42,500	\$305,500	\$350,956	0.870
4706-13-200-017	3995 FISHER RD	05/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$148,000	50.17	\$348,960	\$109,877	\$185,123	\$231,445	0.800
4706-13-300-007	3080 OAK GROVE RD	06/29/20	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$121,800	47.21	\$285,696	\$45,000	\$213,000	\$233,007	0.914
4706-13-300-017	300 E BARRON	05/15/20	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$110,500	39.75	\$305,598	\$45,000	\$233,000	\$252,273	0.924
Totals:			\$8,624,900			\$8,624,900	\$3,635,600		\$8,900,708		\$6,739,740	\$6,791,431	
							Sale. Ratio =>	42.15				E.C.F. =>	0.992
							Std. Dev. =>	5.77					

OUTLIERS

4706-02-200-005	5725 OAK GROVE RD	02/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$103,000	34.33	\$241,893	\$65,775	\$234,225	\$170,492	1.374
4706-03-400-032	5640 BYRON	05/03/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$93,100	33.73	\$222,472	\$45,000	\$231,000	\$171,803	1.345
4706-05-300-016	5400 FLEMING	12/30/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$93,400	51.89	\$217,487	\$53,744	\$126,256	\$158,512	0.797
4706-02-100-033	5901 PRESTON	07/17/20	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$107,400	98.53	\$179,602	\$45,000	\$64,000	\$130,302	0.491
4706-09-300-011	4211 CRANDALL	01/14/22	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$170,600	31.36	\$401,996	\$40,000	\$504,000	\$350,432	1.438
4706-03-100-011	2600 W EASON	08/24/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$145,300	37.74	\$336,678	\$107,871	\$277,129	\$221,498	1.251
4706-05-400-006	5551 N BURKHART	07/23/21	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$53,700	26.52	\$170,435	\$47,744	\$154,756	\$118,772	1.303

CENTRAL METES BOUNDS (SECTION 14-24)

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.
4706-14-100-028	1495 WOODHAVEN	09/02/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$150,600	40.16	\$349,626	\$56,143	\$318,857	\$296,148	1.077
4706-14-200-007	1278 W BARRON	06/03/21	\$376,500	WD	03-ARM'S LENGTH	\$376,500	\$152,900	40.61	\$336,120	\$105,334	\$271,166	\$232,882	1.164
4706-14-200-013	3991 OAK GROVE RD	09/14/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,600	39.21	\$284,088	\$105,138	\$199,862	\$180,575	1.107
4706-14-300-020	1799 W BARRON	03/16/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$217,200	47.74	\$497,786	\$50,945	\$404,055	\$450,899	0.896
4706-14-300-032	1485 W BARRON	02/14/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$0	0.00	\$379,895	\$97,161	\$357,839	\$285,302	1.254
4706-14-400-026	740 JOHN WARD DR	10/29/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$105,800	38.47	\$314,944	\$47,840	\$227,160	\$269,530	0.843
4706-14-400-030	3079 OAK GROVE RD	06/17/20	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$111,200	41.65	\$295,375	\$42,500	\$224,500	\$255,172	0.880
4706-14-400-031	3107 OAK GROVE RD	09/28/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,200	47.56	\$391,098	\$50,000	\$310,000	\$344,196	0.901
4706-15-100-016	2150 W BARRON	03/19/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$114,400	27.24	\$346,172	\$58,380	\$361,620	\$290,406	1.245
4706-15-100-022	2072 W BARRON	07/15/20	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$188,800	41.49	\$450,819	\$63,425	\$391,575	\$390,912	1.002
4706-15-400-027	3311 BREWER	08/27/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$104,400	43.50	\$236,052	\$42,491	\$197,509	\$195,319	1.011
4706-16-200-008	3900 CRANDALL	07/24/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,100	45.70	\$321,913	\$136,139	\$163,861	\$187,461	0.874
4706-16-300-014	3628 WARNER	07/19/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$198,700	44.16	\$452,099	\$89,096	\$360,904	\$366,300	0.985
4706-16-300-030	3390 N BURKHART	08/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,700	52.90	\$346,714	\$96,794	\$203,206	\$252,190	0.806
4706-16-300-052	3562 WARNER	12/23/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$108,000	34.84	\$282,497	\$45,000	\$265,000	\$239,654	1.106
4706-16-400-030	3228 WARNER	04/21/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$152,000	49.51	\$345,544	\$64,024	\$242,976	\$284,077	0.855
4706-17-400-019	3581 N BURKHART	11/24/21	\$466,895	WD	03-ARM'S LENGTH	\$466,895	\$231,000	49.48	\$476,036	\$133,364	\$333,531	\$345,784	0.965
4706-19-100-005	5911 WARNER	11/30/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$81,600	36.11	\$231,846	\$61,402	\$164,598	\$171,992	0.957
4706-19-100-026	5565 WARNER	07/21/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,900	46.08	\$258,337	\$69,195	\$175,805	\$190,860	0.921
4706-19-400-011	2356 BURKE	08/11/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,200	40.65	\$196,621	\$40,000	\$145,000	\$158,043	0.917
4706-19-400-018	5075 EMMONS	11/20/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$113,500	36.62	\$277,407	\$110,785	\$199,115	\$168,135	1.184
4706-20-100-005	4930 W GRAND RIVER	09/30/20	\$185,000	MLC	03-ARM'S LENGTH	\$185,000	\$143,500	77.57	\$190,556	\$151,606	\$33,394	\$39,304	0.850
4706-21-100-042	3564 BOWEN	08/19/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$127,600	56.71	\$257,483	\$45,000	\$180,000	\$214,413	0.840
4706-22-200-001	2120 BOWEN	10/16/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,900	47.97	\$364,755	\$115,015	\$209,985	\$252,008	0.833
4706-22-300-009	2634 POPPLE LANE	09/21/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$165,200	38.42	\$372,285	\$74,165	\$355,835	\$300,827	1.183
4706-22-300-025	2821 POPPLE LANE	11/25/20	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$115,400	41.98	\$278,535	\$45,180	\$229,720	\$235,474	0.976
4706-22-300-033	2653 POPPLE LANE	08/31/20	\$271,900	WD	03-ARM'S LENGTH	\$271,900	\$116,600	42.88	\$302,380	\$79,632	\$192,268	\$224,771	0.855
4706-22-300-054	2530 TOOLEY	11/03/21	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$0	0.00	\$461,911	\$45,000	\$454,900	\$420,697	1.081
4706-23-100-006	2785 BYRON	09/08/20	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$160,900	47.05	\$379,099	\$115,615	\$226,385	\$265,877	0.851
4706-23-400-003	2185 ARMOND	12/07/20	\$205,000	MLC	03-ARM'S LENGTH	\$205,000	\$124,800	60.88	\$234,059	\$93,013	\$111,987	\$142,327	0.787
4706-24-200-014	384 OAK LEAF	10/20/20	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$177,400	44.36	\$412,350	\$100,100	\$299,800	\$315,086	0.951
4706-24-300-039	307 MORNINGSTAR LANE	04/24/20	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$171,300	46.80	\$416,604	\$45,000	\$321,000	\$374,979	0.856
4706-27-200-002	2180 W HIGHLAND	09/22/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,300	36.18	\$242,172	\$70,966	\$209,034	\$172,761	1.210
4706-27-300-007	2530 W GRAND RIVER	06/03/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$103,300	35.62	\$293,534	\$42,500	\$247,500	\$253,314	0.977
Totals:			\$11,177,895			\$11,177,895	\$4,468,000		\$11,276,712		\$8,589,947	\$8,767,673	
							Sale. Ratio =>	39.97				E.C.F. =>	0.980
							Std. Dev. =>	13.75					

OUTLIERS

4706-14-300-004	3501 BYRON	03/09/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$96,300	28.58	\$218,969	\$40,000	\$297,000	\$180,594	1.645
4706-23-200-012	2972 BYRON	04/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$84,200	30.62	\$197,191	\$60,087	\$214,913	\$138,349	1.553
4706-21-300-008	3875 W GRAND RIVER	02/17/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$67,100	31.95	\$151,196	\$35,573	\$174,427	\$116,673	1.495
4706-15-100-043	4083 BYRON	03/18/21	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$836,700	30.43	\$2,310,934	\$1,003,821	\$1,746,179	\$1,318,984	1.324
4706-20-101-016	4570 EMMONS	09/28/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$62,500	31.09	\$155,030	\$37,500	\$163,500	\$118,597	1.379
4706-14-300-008	3131 BYRON	08/20/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$71,400	23.88	\$215,166	\$57,557	\$241,443	\$159,040	1.518
4706-22-400-017	2131 BREWER	06/28/21	\$430,000	WD	09-FAMILY	\$430,000	\$231,400	53.81	\$527,025	\$65,000	\$365,000	\$466,221	0.783
4706-27-200-002	2180 W HIGHLAND	10/16/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$125,800	66.21	\$242,172	\$70,966	\$119,034	\$172,761	0.689
4706-27-100-024	1880 TOOLEY	08/18/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$109,600	26.10	\$285,750	\$79,905	\$340,095	\$207,714	1.637
4706-19-200-019	5353 WARNER	03/05/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$100,700	53.85	\$237,634	\$68,373	\$118,627	\$170,798	0.695
4706-15-100-016	2150 W BARRON	10/06/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$114,400	50.84	\$346,172	\$58,380	\$166,620	\$290,406	0.574
4706-21-100-036	3572 BOWEN	10/01/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$101,300	34.69	\$234,831	\$45,000	\$247,000	\$191,555	1.289
4706-14-100-015	1550 WOODHAVEN	03/12/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$130,000	35.14	\$314,866	\$120,904	\$249,096	\$195,724	1.273
4706-23-400-009	2506 ARMOND	10/04/21	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$117,800	31.58	\$312,782	\$91,817	\$281,183	\$222,972	1.261

SOUTH METES BOUNDS (SECTION 25-36)

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.		
4706-25-200-007	325 E HIGHLAND	06/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$114,900	38.30	\$271,546	\$66,640	\$233,360	\$205,936	1.133		
4706-26-100-005	1475 HENDERSON	08/03/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$92,300	54.29	\$191,481	\$44,535	\$125,465	\$147,684	0.850		
4706-30-300-014	1094 N TRUHN RD	03/11/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$152,900	40.77	\$357,645	\$102,640	\$272,360	\$256,286	1.063		
4706-30-300-025	1312 N TRUHN RD	08/04/20	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$207,400	46.82	\$473,561	\$105,943	\$337,057	\$369,465	0.912		
4706-31-100-005	5910 LOWE RD	10/08/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$69,800	69.80	\$117,817	\$42,302	\$57,698	\$75,894	0.760		
4706-32-300-006	4538 MASON RD	09/07/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$131,600	38.72	\$311,337	\$101,800	\$238,100	\$210,590	1.131		
4706-33-200-018	476 HARMON	06/25/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$79,400	44.14	\$192,314	\$37,500	\$142,400	\$155,592	0.915		
4706-33-300-018	70 N BURKHART	02/11/21	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$115,600	36.41	\$260,994	\$66,387	\$251,113	\$195,585	1.284		
4706-33-300-030	3433 DONA MARIE	09/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$139,000	34.75	\$384,130	\$74,130	\$325,870	\$311,558	1.046		
4706-34-100-006	800 SLEAFORD RD	07/07/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$142,200	45.87	\$333,218	\$111,603	\$198,397	\$222,729	0.891		
Totals:			\$2,935,300			\$2,935,300	\$1,245,100		\$2,894,043		\$2,181,820	\$2,151,320			
								Sale. Ratio =>	42.42					E.C.F. =>	1.014
								Std. Dev. =>	10.47						

OUTLIERS

4706-26-200-007	487 HENDERSON	09/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,500	34.00	\$136,204	\$41,759	\$133,241	\$94,920	1.404
4706-33-400-036	355 HARMON	12/28/21	\$162,000	WD	09-FAMILY	\$162,000	\$88,700	54.75	\$264,829	\$41,400	\$120,600	\$224,552	0.537

PINEVIEW VILLAGE

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.
4706-27-201-011	2160 KNOTTY PINE TRAIL	10/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$74,700	39.32	\$167,719	\$10,000	\$180,000	\$162,933	1.105
4706-27-201-017	1625 RED HICKORY COURT	03/12/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$65,000	43.05	\$157,235	\$10,000	\$141,000	\$152,102	0.927
4706-27-201-018	1623 RED HICKORY COURT	06/29/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,100	42.56	\$164,296	\$10,000	\$150,000	\$159,397	0.941
4706-27-201-019	1621 RED HICKORY COURT	04/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,700	41.54	\$163,117	\$10,000	\$165,000	\$158,179	1.043
4706-27-201-022	1615 RED HICKORY COURT	08/03/20	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$77,600	46.19	\$185,065	\$10,000	\$158,000	\$180,852	0.874
4706-27-201-024	1618 RED HICKORY COURT	07/15/21	\$175,600	WD	03-ARM'S LENGTH	\$175,600	\$70,000	39.86	\$156,674	\$10,000	\$165,600	\$151,523	1.093
4706-27-201-029	1628 RED HICKORY COURT	10/15/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,300	46.15	\$156,028	\$10,000	\$125,000	\$150,855	0.829
4706-27-201-052	1614 PINECROFT LANE	12/10/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,600	40.84	\$186,244	\$10,000	\$180,000	\$182,070	0.989
4706-27-201-106	2188 KNOTTY PINE TRAIL	09/17/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$78,900	46.14	\$187,785	\$10,000	\$161,000	\$183,662	0.877
4706-27-201-106	2188 KNOTTY PINE TRAIL	10/15/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$83,600	46.19	\$187,785	\$10,000	\$171,000	\$183,662	0.931
4706-27-201-108	2173 KNOTTY PINE TRAIL	09/04/20	\$145,900	WD	03-ARM'S LENGTH	\$145,900	\$71,300	48.87	\$161,612	\$10,000	\$135,900	\$156,624	0.868
4706-27-201-113	2183 KNOTTY PINE TRAIL	05/03/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,000	45.63	\$163,779	\$10,000	\$150,000	\$158,863	0.944
4706-27-201-114	2185 KNOTTY PINE TRAIL	04/05/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,100	43.94	\$177,647	\$10,000	\$170,000	\$173,189	0.982
4706-27-201-116	2203 KNOTTY PINE TRAIL	09/01/20	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$68,400	46.85	\$164,958	\$10,000	\$136,000	\$160,081	0.850
4706-27-201-128	2210 KNOTTY PINE TRAIL	05/17/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$69,400	40.58	\$155,790	\$10,000	\$161,000	\$150,610	1.069
Totals:			\$2,499,500			\$2,499,500	\$1,091,700		\$2,535,734		\$2,349,500	\$2,464,601	
								Sale. Ratio =>	43.68				
								Std. Dev. =>	2.96				
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OUTLIERS

4706-27-201-035	2155 KNOTTY PINE TRAIL	03/19/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,800	32.00	\$169,054	\$10,000	\$205,000	\$164,312	1.248
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JONATHAN'S LANDING

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.
4706-28-402-001	1302 DUFREE BLVD	11/08/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,100	50.41	\$162,619	\$15,000	\$130,000	\$138,609	0.938
4706-28-402-012	1322 DUFREE BLVD	11/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,300	41.35	\$156,350	\$15,000	\$155,000	\$132,723	1.168
4706-28-402-026	3068 KNEELAND CIRCLE	07/21/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,800	44.73	\$178,491	\$15,000	\$150,000	\$153,513	0.977
4706-28-402-037	3098 KNEELAND CIRCLE	12/23/20	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$67,500	42.06	\$163,466	\$15,000	\$145,500	\$139,405	1.044
4706-28-402-046	3122 KNEELAND CIRCLE	07/12/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,100	43.00	\$162,619	\$15,000	\$155,000	\$138,609	1.118
4706-28-402-051	3134 KNEELAND CIRCLE	10/08/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,900	41.12	\$155,873	\$15,000	\$155,000	\$132,275	1.172
4706-28-402-053	3138 KNEELAND CIRCLE	12/04/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$73,800	45.28	\$178,859	\$15,000	\$148,000	\$153,858	0.962
4706-28-402-055	3148 KNEELAND CIRCLE	07/21/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$73,100	43.51	\$163,869	\$15,000	\$153,000	\$139,783	1.095
4706-28-402-056	3146 KNEELAND CIRCLE	06/11/21	\$187,900	WD	03-ARM'S LENGTH	\$187,900	\$80,200	42.68	\$178,491	\$15,000	\$172,900	\$153,513	1.126
4706-28-402-064	1016 SHIAWASSEE CIRCLE	03/12/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,100	44.73	\$162,619	\$15,000	\$135,000	\$138,609	0.974
4706-28-402-065	1018 SHIAWASSEE CIRCLE	09/27/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$79,600	47.10	\$177,229	\$15,000	\$154,000	\$152,328	1.011
4706-28-402-066	1020 SHIAWASSEE CIRCLE	07/09/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$70,300	38.73	\$155,512	\$15,000	\$166,500	\$131,936	1.262
4706-28-402-068	1026 SHIAWASSEE CIRCLE	08/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,200	44.56	\$178,130	\$15,000	\$165,000	\$153,174	1.077
4706-28-402-069	1024 SHIAWASSEE CIRCLE	01/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,500	43.00	\$155,385	\$15,000	\$135,000	\$131,817	1.024
4706-28-402-072	1030 SHIAWASSEE CIRCLE	05/04/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,400	44.00	\$156,613	\$15,000	\$145,000	\$132,970	1.090
4706-28-402-088	1080 SHIAWASSEE CIRCLE	07/23/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$67,100	40.79	\$162,619	\$15,000	\$149,500	\$138,609	1.079
4706-28-402-097	3314 KNEELAND CIRCLE	10/05/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,100	44.30	\$161,654	\$15,000	\$150,000	\$137,703	1.089
4706-28-402-115	3364 KNEELAND CIRCLE	03/04/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,100	46.28	\$163,508	\$15,000	\$130,000	\$139,444	0.932
4706-28-402-116	3362 KNEELAND CIRCLE	08/25/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$69,100	42.92	\$167,227	\$15,000	\$146,000	\$142,936	1.021
4706-28-402-118	3370 KNEELAND CIRCLE	10/14/20	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$67,100	40.42	\$162,619	\$15,000	\$151,000	\$138,609	1.089
4706-28-402-119	3368 KNEELAND CIRCLE	02/22/21	\$162,100	WD	03-ARM'S LENGTH	\$162,100	\$68,300	42.13	\$163,417	\$15,000	\$147,100	\$139,359	1.056
4706-28-402-126	3388 KNEELAND CIRCLE	06/19/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,000	44.00	\$159,901	\$15,000	\$135,000	\$136,057	0.992
4706-28-402-130	3402 KNEELAND CIRCLE	07/30/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,100	41.94	\$163,869	\$15,000	\$145,000	\$139,783	1.037
4706-28-402-137	3418 KNEELAND CIRCLE	11/11/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$80,700	43.39	\$179,638	\$15,000	\$171,000	\$154,590	1.106
4706-28-402-139	3428 KNEELAND CIRCLE	02/01/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$67,600	43.90	\$163,869	\$15,000	\$139,000	\$139,783	0.994
4706-28-402-140	3426 KNEELAND CIRCLE	02/28/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,700	43.94	\$166,292	\$15,000	\$155,000	\$142,058	1.091
4706-28-402-149	3450 KNEELAND CIRCLE	09/17/20	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$73,800	42.78	\$178,491	\$15,000	\$157,500	\$153,513	1.026
4706-28-402-155	3464 KNEELAND CIRCLE	04/16/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$80,200	44.80	\$178,491	\$15,000	\$164,000	\$153,513	1.068
4706-28-402-158	3476 KNEELAND CIRCLE	05/27/21	\$181,127	WD	03-ARM'S LENGTH	\$181,127	\$80,200	44.28	\$178,491	\$15,000	\$166,127	\$153,513	1.082
4706-28-402-170	1132 RIAL LAKE DR	04/29/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,200	48.61	\$178,491	\$15,000	\$150,000	\$153,513	0.977
4706-28-402-172	1136 RIAL LAKE DR	12/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,300	43.12	\$163,082	\$15,000	\$155,000	\$139,044	1.115
4706-28-402-180	1150 RIAL LAKE DR	01/27/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,300	42.00	\$154,135	\$15,000	\$150,000	\$130,643	1.148
4706-28-402-191	3401 KNEELAND CIRCLE	11/06/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,200	44.97	\$179,524	\$15,000	\$150,000	\$154,483	0.971
4706-28-402-191	3401 KNEELAND CIRCLE	03/14/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$80,600	38.02	\$179,524	\$15,000	\$197,000	\$154,483	1.275
4706-28-402-193	3379 KNEELAND CIRCLE	08/19/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$67,700	44.25	\$163,954	\$15,000	\$138,000	\$139,863	0.987
4706-28-402-194	3377 KNEELAND CIRCLE	08/20/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$80,200	41.13	\$178,859	\$15,000	\$180,000	\$153,858	1.170
4706-28-402-197	3383 KNEELAND CIRCLE	08/28/20	\$160,900	WD	03-ARM'S LENGTH	\$160,900	\$73,700	45.80	\$177,154	\$15,000	\$145,900	\$152,257	0.958
4706-28-402-220	3167 KNEELAND CIRCLE	04/03/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$68,800	44.68	\$166,704	\$15,000	\$139,000	\$142,445	0.976
4706-28-402-221	3165 KNEELAND CIRCLE	12/21/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,200	44.56	\$178,491	\$15,000	\$165,000	\$153,513	1.075
4706-28-402-225	3147 KNEELAND CIRCLE	07/13/20	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$64,500	42.72	\$157,600	\$15,000	\$136,000	\$133,897	1.016
4706-28-402-232	1106 RIAL LAKE DR	05/08/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,100	44.73	\$162,619	\$15,000	\$135,000	\$138,609	0.974
4706-28-402-241	1117 RIAL LAKE DR	10/27/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$73,100	43.77	\$162,619	\$15,000	\$152,000	\$138,609	1.097
4706-28-402-245	1121 RIAL LAKE DR	06/08/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,700	47.70	\$174,813	\$15,000	\$150,000	\$150,059	1.000
4706-28-402-248	1103 RIAL LAKE DR	08/24/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,800	44.73	\$178,222	\$15,000	\$150,000	\$153,260	0.979
4706-28-402-250	1107 RIAL LAKE DR	09/23/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$67,100	43.43	\$164,150	\$15,000	\$139,500	\$140,047	0.996
Totals:			\$7,478,527			\$7,478,527	\$3,261,500		\$7,556,152		\$6,803,527	\$6,461,176	
								Sale. Ratio =>	43.61			E.C.F. =>	1.053
								Std. Dev. =>	2.30				

OUTLIERS

4706-28-402-047	3120 KNEELAND CIRCLE	05/11/20	\$131,938	WD	03-ARM'S LENGTH	\$131,938	\$73,800	55.94	\$178,491	\$15,000	\$116,938	\$153,513	0.762
4706-28-402-213	3255 KNEELAND CIRCLE	08/31/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$65,400	51.50	\$158,098	\$15,000	\$112,000	\$134,364	0.834

ENGLISH GARDENS LOWER LEVEL

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.		
4706-26-202-012	798 OLDE ENGLISH CIRCLE	05/15/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,700	42.31	\$164,393	\$10,000	\$150,000	\$125,830	1.192		
4706-26-202-056	650 OLDE ENGLISH CIRCLE	07/31/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,900	44.06	\$181,422	\$10,000	\$160,000	\$139,708	1.145		
4706-26-202-060	658 OLDE ENGLISH CIRCLE	08/20/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$67,700	42.05	\$165,979	\$10,000	\$151,000	\$127,122	1.188		
4706-26-202-096	560 OLDE ENGLISH CIRCLE	01/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,900	41.06	\$168,601	\$10,000	\$170,000	\$129,259	1.315		
Totals:			\$671,000			\$671,000	\$284,200		\$680,395		\$631,000	\$521,919			
								Sale. Ratio =>	42.35					E.C.F. =>	1.209
								Std. Dev. =>	1.25						

OUTLIERS

4706-26-202-032	722 OLDE ENGLISH CIRCLE	12/02/20	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$73,200	44.77	\$179,246	\$10,000	\$153,500	\$137,935	1.113
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ENGLISH GARDENS UPPER LEVEL

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.
4706-26-202-014	740 OLDE ENGLISH CIRCLE	11/25/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$62,100	39.06	\$170,007	\$10,000	\$149,000	\$136,176	1.094
4706-26-202-023	762 OLDE ENGLISH CIRCLE	04/28/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,700	46.26	\$161,232	\$10,000	\$145,000	\$128,708	1.127
4706-26-202-023	762 OLDE ENGLISH CIRCLE	12/20/21	\$175,000	WD	09-FAMILY	\$175,000	\$71,700	40.97	\$161,232	\$10,000	\$165,000	\$128,708	1.282
4706-26-202-031	720 OLDE ENGLISH CIRCLE	01/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,500	44.29	\$172,707	\$10,000	\$165,000	\$138,474	1.192
4706-26-202-039	670 OLDE ENGLISH CIRCLE	03/24/22	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$64,900	36.56	\$144,586	\$10,000	\$167,500	\$114,541	1.462
4706-26-202-040	672 OLDE ENGLISH CIRCLE	11/24/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,400	36.27	\$153,289	\$10,000	\$140,000	\$121,948	1.148
4706-26-202-043	682 OLDE ENGLISH CIRCLE	01/30/21	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$63,800	40.77	\$173,138	\$10,000	\$146,500	\$138,841	1.055
4706-26-202-050	634 OLDE ENGLISH CIRCLE	09/16/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$71,700	42.43	\$163,389	\$10,000	\$159,000	\$130,544	1.218
4706-26-202-055	648 OLDE ENGLISH CIRCLE	08/13/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$63,100	38.71	\$172,707	\$10,000	\$153,000	\$138,474	1.105
4706-26-202-057	652 OLDE ENGLISH CIRCLE	06/04/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$68,600	43.69	\$150,456	\$10,000	\$147,000	\$119,537	1.230
4706-26-202-063	604 OLDE ENGLISH CIRCLE	08/13/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,600	38.96	\$145,704	\$10,000	\$125,000	\$115,493	1.082
4706-26-202-066	610 OLDE ENGLISH CIRCLE	04/13/20	\$153,900	WD	03-ARM'S LENGTH	\$153,900	\$68,200	44.31	\$171,411	\$10,000	\$143,900	\$137,371	1.048
4706-26-202-069	620 OLDE ENGLISH CIRCLE	10/19/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$67,100	41.17	\$149,475	\$10,000	\$153,000	\$118,702	1.289
4706-26-202-070	622 OLDE ENGLISH CIRCLE	09/10/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,700	39.00	\$139,989	\$10,000	\$120,000	\$110,629	1.085
4706-26-202-094	556 OLDE ENGLISH CIRCLE	08/21/20	\$137,900	WD	03-ARM'S LENGTH	\$137,900	\$53,800	39.01	\$147,922	\$10,000	\$127,900	\$117,380	1.090
4706-26-202-100	508 OLDE ENGLISH CIRCLE	06/12/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$55,200	37.55	\$152,243	\$10,000	\$137,000	\$121,058	1.132
4706-26-202-100	508 OLDE ENGLISH CIRCLE	04/12/21	\$150,000	WD	09-FAMILY	\$150,000	\$68,100	45.40	\$152,243	\$10,000	\$140,000	\$121,058	1.156
4706-26-202-117	613 OLDE ENGLISH CIRCLE	09/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,900	43.27	\$143,822	\$10,000	\$140,000	\$113,891	1.229
Totals:			\$2,803,800			\$2,803,800	\$1,150,100		\$2,825,552		\$2,623,800	\$2,251,534	
							Sale. Ratio =>	41.02				E.C.F. =>	1.165
							Std. Dev. =>	3.05					

OUTLIERS

4706-26-202-079	584 OLDE ENGLISH CIRCLE	07/20/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$63,700	43.33	\$174,293	\$10,000	\$137,000	\$139,824	0.980
4706-26-202-095	558 OLDE ENGLISH CIRCLE	06/18/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,700	42.04	\$163,562	\$10,000	\$132,000	\$130,691	1.010

FOX RIDGE CONDOS

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.
4706-27-303-001	1329 SHIRE CT	08/07/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$62,000	42.61	\$155,767	\$10,000	\$135,500	\$127,642	1.062
4706-27-303-018	1384 SHIRE CT	12/07/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$58,900	40.48	\$147,999	\$10,000	\$135,500	\$120,840	1.121
4706-27-303-022	1408 SHIRE CT	12/03/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,200	43.06	\$183,751	\$10,000	\$160,000	\$152,146	1.052
4706-27-303-023	1405 SHIRE CT	07/16/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$92,200	46.33	\$213,405	\$10,000	\$189,000	\$178,113	1.061
4706-27-303-028	1379 SHIRE CT	01/25/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,900	43.11	\$205,683	\$10,000	\$180,000	\$171,351	1.050
4706-27-303-031	1324 STEEPLECHASE CT	07/19/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$79,800	46.94	\$181,153	\$10,000	\$160,000	\$149,871	1.068
4706-27-303-040	1321 STEEPLECHASE CT	05/19/21	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$84,500	43.90	\$195,594	\$10,000	\$182,500	\$162,517	1.123
4706-27-303-041	1327 STEEPLECHASE CT	12/15/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,200	38.63	\$183,236	\$10,000	\$195,000	\$151,695	1.285
4706-27-303-044	2856 SHETLAND CT	08/28/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,000	42.94	\$177,615	\$10,000	\$160,000	\$146,773	1.090
4706-27-303-046	2868 SHETLAND CT	01/25/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,800	43.24	\$227,834	\$10,000	\$200,000	\$190,748	1.049
4706-27-303-057	1414 STEEPLECHASE CT	08/30/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$80,100	44.13	\$182,338	\$10,000	\$171,500	\$150,909	1.136
4706-27-303-064	1458 STEEPLECHASE CT	03/17/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,800	32.38	\$264,949	\$10,000	\$255,000	\$223,248	1.142
Totals:			\$2,244,000			\$2,244,000	\$941,400		\$2,319,324		\$2,124,000	\$1,925,853	
							Sale. Ratio =>	41.95				E.C.F. =>	1.103
							Std. Dev. =>	3.83					

OUTLIERS

4706-27-303-008	1324 SHIRE CT	08/07/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$62,000	77.50	\$155,945	\$10,000	\$70,000	\$127,798	0.548
4706-27-303-008	1324 SHIRE CT	11/09/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,000	45.93	\$155,945	\$10,000	\$125,000	\$127,798	0.978
4706-27-303-046	2868 SHETLAND CT	07/07/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$90,800	46.56	\$227,834	\$10,000	\$185,000	\$190,748	0.970
4706-27-303-003	1341 SHIRE CT	06/03/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$65,700	45.15	\$165,936	\$10,000	\$135,500	\$136,546	0.992

PLATTED SUBDIVISIONS

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.
4706-02-401-007	5419 OAK GROVE RD	04/23/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$63,100	34.86	\$193,908	\$44,000	\$137,000	\$138,547	0.989
4706-14-401-018	3369 SUSAN DR	03/01/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$83,300	39.20	\$209,963	\$35,422	\$177,078	\$161,313	1.098
4706-14-401-028	3396 CHERYL	07/21/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$109,100	40.41	\$254,439	\$41,223	\$228,777	\$197,057	1.161
4706-14-401-031	3432 CHERYL	06/23/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$83,300	41.24	\$208,122	\$33,590	\$168,410	\$161,305	1.044
4706-14-401-036	3355 CHERYL	05/18/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,800	41.52	\$232,462	\$41,067	\$208,933	\$176,890	1.181
4706-20-201-002	2715 STARLITE DR	05/03/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$136,200	43.24	\$323,642	\$40,000	\$275,000	\$262,146	1.049
4706-20-201-011	4334 W GRAND RIVER	09/22/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$86,900	38.28	\$222,409	\$45,540	\$181,460	\$163,465	1.110
4706-23-301-003	858 HENDERSON	02/01/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,500	38.30	\$237,007	\$30,000	\$235,000	\$191,319	1.228
4706-23-301-008	2081 BYRON	09/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$107,500	41.35	\$257,958	\$36,426	\$223,574	\$204,743	1.092
4706-24-301-001	2270 ARMOND	12/07/20	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$93,700	33.29	\$277,234	\$28,703	\$252,797	\$229,696	1.101
4706-24-301-008	2136 ARMOND	11/16/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,000	37.78	\$204,728	\$28,703	\$196,297	\$162,685	1.207
4706-24-301-040	2505 OAK GROVE RD	09/10/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$68,700	36.54	\$165,212	\$33,785	\$154,215	\$121,467	1.270
4706-24-301-043	2323 OAK GROVE RD	09/29/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,100	37.64	\$218,921	\$54,658	\$195,342	\$151,814	1.287
4706-24-301-045	2091 OAK GROVE RD	06/19/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$94,900	41.28	\$219,989	\$54,658	\$175,242	\$152,801	1.147
4706-24-301-050	174 HENDERSON	04/23/21	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$130,300	40.53	\$317,191	\$50,912	\$270,588	\$246,099	1.100
4706-24-302-013	2427 KAREN DR	07/31/20	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$141,300	46.48	\$332,423	\$69,103	\$234,897	\$243,364	0.965
4706-24-302-031	2292 ARMOND	10/25/21	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$131,300	35.44	\$342,482	\$73,606	\$296,894	\$248,499	1.195
4706-26-201-014	1784 BYRON	08/17/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$94,600	40.08	\$250,372	\$35,000	\$201,000	\$199,050	1.010
4706-29-101-006	1629 LAYTON	12/20/21	\$214,600	WD	03-ARM'S LENGTH	\$214,600	\$102,800	47.90	\$225,093	\$33,750	\$180,850	\$176,842	1.023
4706-29-101-010	1501 LAYTON	10/04/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,500	47.50	\$235,879	\$33,323	\$186,677	\$187,205	0.997
Totals:			\$5,023,500			\$5,023,500	\$2,015,900		\$4,929,434		\$4,180,031	\$3,776,308	
								Sale. Ratio =>	40.13			E.C.F. =>	1.107
								Std. Dev. =>	3.97				

OUTLIERS

4706-29-101-010	1501 LAYTON	03/30/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$100,000	71.43	\$235,879	\$33,323	\$106,677	\$187,205	0.570
4706-24-303-005	141 MEADOW LANE	06/01/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$110,300	51.30	\$261,824	\$54,870	\$160,130	\$191,270	0.837

RIVER DOWNS

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.		
4706-27-304-001	2751 SILVER TREE CT	05/29/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$253,385	\$51,487	\$183,513	\$194,133	0.945		
4706-27-304-025	1262 PIN OAK BLUFF	11/20/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,800	39.92	\$260,092	\$47,001	\$207,999	\$204,895	1.015		
4706-27-304-047	2612 CIRCLE PINE CT	06/02/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$116,900	41.75	\$263,016	\$66,487	\$213,513	\$188,970	1.130		
4706-27-304-057	1279 EDGEBROOK DR	10/02/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$116,600	45.73	\$282,406	\$62,791	\$192,209	\$211,168	0.910		
4706-27-304-060	2620 TRAILWOOD CT	04/12/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,700	41.97	\$273,898	\$70,854	\$219,146	\$195,235	1.122		
4706-27-304-070	1344 BLUE PINE WAY	09/28/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,000	39.30	\$277,253	\$72,227	\$212,773	\$197,140	1.079		
4706-27-304-071	1350 BLUE PINE WAY	11/12/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$96,000	36.64	\$247,637	\$49,610	\$212,390	\$190,411	1.115		
4706-27-304-077	2691 THISTLEWOOD DR	10/02/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,100	46.16	\$270,453	\$46,025	\$198,975	\$215,796	0.922		
4706-27-304-081	2667 THISTLEWOOD DR	07/06/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$96,900	38.92	\$249,247	\$44,895	\$204,105	\$196,492	1.039		
4706-27-304-084	2649 THISTLEWOOD DR	02/01/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$101,300	42.38	\$238,695	\$44,974	\$194,026	\$186,270	1.042		
4706-27-304-086	2637 THISTLEWOOD DR	09/27/21	\$237,100	WD	03-ARM'S LENGTH	\$237,100	\$105,000	44.29	\$237,081	\$45,019	\$192,081	\$184,675	1.040		
Totals:			\$2,832,100			\$2,832,100	\$1,183,800		\$2,853,163		\$2,230,730	\$2,165,186			
								Sale. Ratio =>	41.80					E.C.F. =>	1.030
								Std. Dev. =>	2.98						

OUTLIERS

4706-27-304-073	2686 THISTLEWOOD DR	04/17/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$111,400	47.40	\$264,557	\$64,681	\$170,319	\$192,188	0.886
4706-27-304-043	2633 CIRCLE PINE CT	12/10/20	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$116,300	47.49	\$273,427	\$52,371	\$192,529	\$212,554	0.906

LITTLE BURKLEY

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.
4706-05-201-029	5750 CRANDALL	01/07/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,900	43.11	\$181,831	\$40,000	\$150,000	\$131,936	1.137
4706-05-201-038	5789 CRANDALL	07/02/21	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$102,400	43.59	\$232,624	\$41,358	\$193,542	\$177,922	1.088
4706-05-202-011	4137 W ALLEN	11/05/20	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$68,900	41.51	\$168,353	\$30,000	\$136,000	\$128,700	1.057
4706-05-202-018	4217 W ALLEN	11/12/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$66,300	43.48	\$154,981	\$30,376	\$122,124	\$115,912	1.054
Totals:			\$743,400			\$743,400	\$319,500		\$737,789		\$601,666	\$554,470	
								Sale. Ratio =>	42.98			E.C.F. =>	1.085
								Std. Dev. =>	0.97				

OUTLIERS

4706-05-201-045	5843 CRANDALL	10/12/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,500	33.64	\$229,779	\$41,358	\$233,642	\$175,275	1.333
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MARWOOD ESTATES

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.		
4706-11-401-001	755 W MARR	05/06/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$124,900	44.29	\$307,276	\$48,968	\$233,032	\$252,500	0.923		
4706-11-401-010	4330 MARWOOD DR	03/09/22	\$376,200	WD	03-ARM'S LENGTH	\$376,200	\$154,100	40.96	\$354,628	\$77,549	\$298,651	\$270,849	1.103		
4706-11-401-024	4024 MARWOOD DR	12/09/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,300	41.10	\$296,541	\$60,348	\$239,652	\$230,883	1.038		
Totals:			\$958,200			\$958,200	\$402,300		\$958,445		\$771,335	\$754,233			
								Sale. Ratio =>	41.98					E.C.F. =>	1.023
								Std. Dev. =>	1.88						

SHIAWASSEE FARMS

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.		
4706-10-301-004	4360 INDIAN CAMP TRAIL	07/04/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,000	42.55	\$225,568	\$39,448	\$195,552	\$208,188	0.939		
4706-10-301-020	3932 INDIAN CAMP TRAIL	04/08/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,300	51.00	\$379,642	\$44,993	\$285,007	\$374,328	0.761		
4706-10-301-028	4029 INDIAN CAMP TRAIL	09/29/21	\$344,500	WD	03-ARM'S LENGTH	\$344,500	\$159,500	46.30	\$355,189	\$69,687	\$274,813	\$319,353	0.861		
Totals:			\$909,500			\$909,500	\$427,800		\$960,399		\$755,372	\$901,869			
								Sale. Ratio =>	47.04					E.C.F. =>	0.838
								Std. Dev. =>	4.23						

FOX HILLS, BROADACRE, CRANCROFT, CRESTWOOD 1 AND 2

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.
4706-27-301-003	1025 FOX HILLS DR	06/30/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$111,600	45.18	\$261,482	\$46,645	\$200,355	\$211,871	0.946
4706-27-301-010	1232 FOX HILLS DR	04/02/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$199,600	54.24	\$401,642	\$68,156	\$299,844	\$328,882	0.912
4706-27-302-028	1114 WILLOW LANE	01/12/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$94,800	35.24	\$218,330	\$36,839	\$232,161	\$178,985	1.297
4706-27-302-033	1060 WILLOW LANE	07/23/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,000	35.00	\$295,254	\$35,858	\$284,142	\$255,815	1.111
Totals:			\$1,204,000			\$1,204,000	\$518,000		\$1,176,708		\$1,016,502	\$975,552	
								Sale. Ratio =>	43.02			E.C.F. =>	1.042
								Std. Dev. =>	9.20				

OUTLIERS

4706-27-301-019	1094 FOX HILLS DR	04/28/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$178,900	65.05	\$435,889	\$62,454	\$212,546	\$368,279	0.577
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AMBER OAKS PHASE 1

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.		
4706-13-301-010	299 CIMARRON DRIVE	01/08/21	\$238,400	WD	03-ARM'S LENGTH	\$238,400	\$99,800	41.86	\$245,911	\$45,572	\$192,828	\$190,799	1.011		
4706-13-301-021	3475 AMBER OAKS DRIVE	06/18/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$128,500	39.54	\$317,123	\$44,333	\$280,667	\$259,800	1.080		
4706-13-301-029	3505 AMBER OAKS DRIVE	07/26/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,100	39.36	\$274,428	\$44,464	\$250,536	\$219,013	1.144		
4706-13-301-037	3466 AMBER OAKS DRIVE	02/25/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$143,400	40.17	\$333,327	\$45,763	\$311,237	\$273,870	1.136		
4706-13-301-054	288 CIMARRON DRIVE	09/17/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,500	48.87	\$284,256	\$44,498	\$220,502	\$228,341	0.966		
4706-13-301-058	308 CIMARRON DRIVE	08/31/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$117,000	39.66	\$270,951	\$43,550	\$251,450	\$216,572	1.161		
4706-13-301-065	3451 AMBER OAKS DRIVE	12/22/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$106,000	41.57	\$265,609	\$43,550	\$211,450	\$211,485	1.000		
Totals:			\$2,030,400			\$2,030,400	\$840,300		\$1,991,605		\$1,718,670	\$1,599,881			
								Sale. Ratio =>	41.39					E.C.F. =>	1.074
								Std. Dev. =>	3.37						

OUTLIERS

4706-13-301-022	3477 AMBER OAKS DRIVE	06/23/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$119,000	36.62	\$275,356	\$44,907	\$280,093	\$219,475	1.276
4706-13-301-012	307 CIMARRON DRIVE	11/04/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$123,200	38.26	\$285,370	\$43,214	\$278,786	\$230,625	1.209

AMBER OAKS PHASE 2 AND 3

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.	Building Style
4706-13-301-076	371 SUNBURY DRIVE	09/08/21	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$122,600	40.21	\$278,237	\$41,817	\$263,083	\$243,230	1.082	2 STORY
4706-13-301-089	360 GENEVA CT	04/16/20	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$151,100	49.06	\$344,205	\$55,806	\$252,194	\$296,707	0.850	2 STORY
4706-13-301-105	3724 AMBER OAKS DRIVE	06/29/20	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$148,500	46.48	\$350,697	\$45,194	\$274,306	\$314,304	0.873	2 STORY
4706-13-301-123	3692 WESCOTT CT	08/04/20	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$120,800	44.76	\$288,410	\$43,340	\$226,560	\$252,130	0.899	2 STORY
4706-13-301-124	3688 WESCOTT CT	06/29/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$144,200	48.55	\$307,944	\$51,204	\$245,796	\$264,136	0.931	2 STORY
4706-13-301-155	383 VENTURA CT	10/23/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$150,200	45.53	\$351,033	\$71,416	\$258,484	\$287,672	0.899	2 STORY
4706-13-301-187	3680 AMBER OAKS DRIVE	03/09/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$154,900	40.13	\$351,566	\$46,900	\$339,100	\$313,442	1.082	2 STORY
4706-13-301-188	3674 AMBER OAKS DRIVE	09/18/20	\$320,400	WD	03-ARM'S LENGTH	\$320,400	\$132,500	41.35	\$336,952	\$46,900	\$273,500	\$298,407	0.917	1 STORY
4706-13-301-194	3646 AMBER OAKS DRIVE	02/16/22	\$403,500	WD	03-ARM'S LENGTH	\$403,500	\$166,600	41.29	\$382,062	\$62,997	\$340,503	\$328,256	1.037	2 STORY
4706-13-301-205	3588 AMBER OAKS DRIVE	01/28/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$157,758	42.64	\$342,296	\$47,264	\$322,736	\$303,531	1.063	2 STORY
4706-13-301-219	335 KEENEN CT	12/22/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$121,900	37.51	\$282,115	\$51,734	\$273,266	\$237,017	1.153	2 STORY
4706-13-301-225	3524 AMBER OAKS DRIVE	12/03/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$163,500	43.60	\$371,796	\$43,550	\$331,450	\$337,702	0.981	2 STORY
Totals:			\$4,009,100			\$4,009,100	\$1,734,558		\$3,987,313		\$3,400,978	\$3,476,534		
								Sale. Ratio =>	43.27			E.C.F. =>	0.978	
								Std. Dev. =>	3.56					

OUTLIERS

4706-13-301-198	3620 AMBER OAKS DRIVE	07/06/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$141,300	48.72	\$345,418	\$49,202	\$240,798	\$304,749	0.790	2 STORY
4706-13-301-129	3691 WESCOTT CT	11/16/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,000	47.72	\$320,403	\$43,911	\$241,089	\$284,457	0.848	2 STORY

BI-LEVEL

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.	Building Style
4706-13-301-084	3735 AMBER OAKS DRIVE	11/06/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,100	44.27	\$274,365	\$42,020	\$217,980	\$232,345	0.938	BI-LEVEL
4706-13-301-086	386 GENEVA CT	04/03/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$125,400	49.66	\$298,828	\$53,139	\$199,361	\$245,689	0.811	BI-LEVEL
4706-13-301-107	3716 AMBER OAKS DRIVE	05/12/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,300	40.13	\$221,209	\$45,194	\$184,806	\$176,015	1.050	BI-LEVEL
4706-13-301-112	3699 AMBER OAKS DRIVE	07/29/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,400	46.83	\$266,951	\$45,194	\$194,806	\$221,757	0.878	BI-LEVEL
4706-13-301-127	3673 WESCOTT CT	06/09/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$127,100	37.38	\$293,255	\$52,490	\$287,510	\$240,765	1.194	BI-LEVEL
4706-13-301-130	3695 WESCOTT CT	09/13/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,300	36.66	\$271,976	\$43,550	\$276,450	\$228,426	1.210	BI-LEVEL
4706-13-301-132	3703 WESCOTT CT	09/11/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,700	44.28	\$263,616	\$43,550	\$206,450	\$220,066	0.938	BI-LEVEL
4706-13-301-134	3711 WESCOTT CT	08/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,300	46.38	\$266,674	\$43,550	\$196,450	\$223,124	0.880	BI-LEVEL
4706-13-301-141	3513 AMBER OAKS DRIVE	01/06/21	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$120,000	44.86	\$283,298	\$55,290	\$212,210	\$228,008	0.931	BI-LEVEL
4706-13-301-141	3513 AMBER OAKS DRIVE	08/19/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$123,100	39.72	\$283,298	\$55,290	\$254,610	\$228,008	1.117	BI-LEVEL
4706-13-301-170	3617 AMBER OAKS DRIVE	03/18/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$90,100	34.92	\$219,238	\$44,635	\$213,365	\$174,603	1.222	BI-LEVEL
Totals:			\$2,967,900			\$2,967,900	\$1,244,800		\$2,942,708		\$2,443,998	\$2,418,806		
								Sale. Ratio =>	41.94			E.C.F. =>	1.010	
								Std. Dev. =>	4.77					

OAK GROVE MEADOWS

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.	Building Style	
4706-13-302-004	3279 HILL HOLLOW LANE	12/17/20	\$271,490	WD	03-ARM'S LENGTH	\$271,490	\$19,400	7.15	\$298,626	\$53,440	\$218,050	\$245,186	0.889	2 STORY	
4706-13-302-009	3299 HILL HOLLOW LANE	02/12/21	\$310,182	WD	03-ARM'S LENGTH	\$310,182	\$25,500	8.22	\$311,388	\$56,780	\$253,402	\$254,608	0.995	2 STORY	
4706-13-302-016	3292 HILL HOLLOW LANE	12/04/20	\$285,750	WD	03-ARM'S LENGTH	\$285,750	\$24,400	8.54	\$305,511	\$54,275	\$231,475	\$251,236	0.921	2 STORY	
4706-13-302-018	3280 HILL HOLLOW LANE	07/28/20	\$276,400	WD	03-ARM'S LENGTH	\$276,400	\$24,800	8.97	\$300,296	\$55,110	\$221,290	\$245,186	0.903	2 STORY	
4706-13-302-020	3037 IVY WOOD CIRCLE	01/05/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$26,300	7.74	\$313,058	\$58,450	\$281,450	\$254,608	1.105	2 STORY	
4706-13-302-051	3217 HILL HOLLOW LANE	11/19/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$157,800	46.14	\$353,589	\$53,440	\$288,560	\$300,149	0.961	2 STORY	
4706-13-302-052	3221 HILL HOLLOW LANE	11/19/20	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$141,500	43.55	\$333,409	\$53,440	\$271,460	\$279,969	0.970	2 STORY	
4706-13-302-057	3239 HILL HOLLOW LANE	12/15/20	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$143,500	44.57	\$333,507	\$58,450	\$263,550	\$275,057	0.958	2 STORY	
4706-13-302-059	3245 HILL HOLLOW LANE	02/18/21	\$325,490	WD	03-ARM'S LENGTH	\$325,490	\$28,900	8.88	\$324,160	\$64,295	\$261,195	\$259,865	1.005	2 STORY	
4706-13-302-070	3017 IVY WOOD CIRCLE	01/15/21	\$311,535	WD	03-ARM'S LENGTH	\$311,535	\$26,300	8.44	\$315,857	\$58,450	\$253,085	\$257,407	0.983	2 STORY	
4706-13-302-071	3021 IVY WOOD CIRCLE	05/21/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$38,300	12.77	\$300,989	\$58,450	\$241,450	\$242,539	0.996	2 STORY	
4706-13-302-075	3008 IVY WOOD CIRCLE	08/24/21	\$316,900	WD	03-ARM'S LENGTH	\$316,900	\$136,700	43.14	\$306,826	\$57,866	\$259,034	\$248,960	1.040	2 STORY	
4706-13-302-083	3042 IVY WOOD CIRCLE	12/21/21	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$24,400	7.51	\$288,821	\$54,275	\$270,625	\$234,546	1.154	2 STORY	
4706-13-302-085	3048 IVY WOOD CIRCLE	01/21/22	\$350,650	WD	03-ARM'S LENGTH	\$350,650	\$24,400	6.96	\$305,943	\$54,275	\$296,375	\$251,668	1.178	2 STORY	
Totals:			\$4,401,997			\$4,401,997	\$842,200		\$4,391,980		\$3,611,001	\$3,600,984			
2 STORY								Sale. Ratio =>	19.13			E.C.F. =>	1.003		
								Std. Dev. =>	16.87						

OUTLIERS

4706-13-302-056	3235 HILL HOLLOW LANE	02/19/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$126,800	39.26	\$311,000	\$53,440	\$269,560	\$242,752	1.110	1 STORY
4706-13-302-076	3012 IVY WOOD CIRCLE	04/30/20	\$261,965	WD	03-ARM'S LENGTH	\$261,965	\$39,200	14.96	\$305,070	\$54,275	\$207,690	\$250,795	0.828	2 STORY
4706-13-302-011	3311 HILL HOLLOW LANE	02/09/21	\$288,805	WD	03-ARM'S LENGTH	\$288,805	\$23,300	8.07	\$333,025	\$51,770	\$237,035	\$281,255	0.843	2 STORY
4706-13-302-003	3275 HILL HOLLOW LANE	08/26/20	\$289,705	WD	03-ARM'S LENGTH	\$289,705	\$26,300	9.08	\$324,437	\$58,450	\$231,255	\$265,987	0.869	2 STORY

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.	Building Style	
4706-13-302-010	3305 HILL HOLLOW LANE	03/02/21	\$264,110	WD	03-ARM'S LENGTH	\$264,110	\$25,500	9.66	\$291,925	\$56,780	\$207,330	\$235,455	0.881	BI-LEVEL	
4706-13-302-022	3045 IVY WOOD CIRCLE	12/17/21	\$321,950	WD	03-ARM'S LENGTH	\$321,950	\$24,400	7.58	\$284,599	\$54,275	\$267,675	\$234,546	1.141	BI-LEVEL	
4706-13-302-049	3209 HILL HOLLOW LANE	07/31/20	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$24,400	9.24	\$285,369	\$54,275	\$209,725	\$235,330	0.891	BI-LEVEL	
4706-13-302-082	3038 IVY WOOD CIRCLE	08/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,000	38.67	\$256,550	\$54,275	\$245,725	\$205,983	1.193	BI-LEVEL	
Totals:			\$1,150,060			\$1,150,060	\$190,300		\$1,118,443		\$930,455	\$911,314			
BI-LEVEL								Sale. Ratio =>	16.55			E.C.F. =>	1.021		
								Std. Dev. =>	14.95						

OUTLIERS

4706-13-302-019	3276 HILL HOLLOW LANE	08/27/20	\$256,400	WD	03-ARM'S LENGTH	\$256,400	\$32,300	12.60	\$290,411	\$57,448	\$198,952	\$237,233	0.839	BI-LEVEL
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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.	Building Style	
4706-13-302-080	3030 IVY WOOD CIRCLE	09/10/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,500	43.17	\$286,349	\$54,275	\$245,725	\$236,328	1.040	1 STORY	
4706-13-302-056	3235 HILL HOLLOW LANE	02/19/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$126,800	39.26	\$311,000	\$53,440	\$269,560	\$242,752	1.110	1 STORY	
Totals:			\$323,000			\$623,000	\$256,300		\$597,349		\$515,285	\$479,080			
1 STORY								Sale. Ratio =>	41.14			E.C.F. =>	1.076		
								Std. Dev. =>	2.76						

MAIN COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-20-100-027	4640 W GRAND RIVER	01/16/20	\$400,000	\$400,000	\$393,473	\$251,313	\$148,687	\$197,626	0.752
4706-20-400-004	4020 W GRAND RIVER	11/20/20	\$575,000	\$575,000	\$449,731	\$180,225	\$394,775	\$214,084	1.844
4706-21-300-007	3845 W GRAND RIVER	01/14/21	\$575,000	\$575,000	\$551,431	\$251,032	\$323,968	\$550,201	0.589
4706-28-300-024	3915 TRACTOR DRIVE	11/23/21	\$1,283,349	\$1,283,349	\$1,485,953	\$369,200	\$914,149	\$1,072,157	0.853
4706-28-300-027	3813 TRACTOR DRIVE	07/13/21	\$1,050,000	\$1,050,000	\$522,801	\$292,632	\$757,368	\$572,804	1.322
4706-33-100-013	620 N BURKHART	12/27/21	\$400,000	\$400,000	\$438,254	\$113,475	\$286,525	\$330,533	0.867
Totals:			\$4,283,349	\$4,283,349	\$3,841,643		\$2,825,472	\$2,937,405	
								E.C.F. =>	1.038

OUTLIERS

4706-26-100-035	1700 W HIGHLAND	12/10/21	\$852,500	\$852,500	\$1,454,160	\$266,125	\$586,375	\$1,131,462	0.518
4706-01-200-009	5835 FISHER RD	09/02/21	\$200,000	\$200,000	\$393,635	\$57,400	\$142,600	\$320,224	0.445

Use for Residential Converted to Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4717-36-304-004	Howell City	07/01/22	\$440,000	\$400,000	\$295,388	\$57,908	\$356,120	\$304,855	1.168
4717-36-401-006	Howell City	05/01/22	\$240,000	\$240,000	\$236,036	\$45,420	\$188,841	\$209,916	0.900
4717-36-404-026	Howell City	03/01/21	\$350,000	\$350,000	\$220,056	\$42,895	\$303,141	\$308,049	0.984
4710-02-400-004	Marion Township	03/01/18	\$700,000	\$700,000	\$697,091	\$271,369	\$425,722	\$269,000	1.583
Totals:			\$1,773,000	\$1,773,000	\$1,654,786	\$534,797	\$1,273,824	\$1,091,820	
								E.C.F. =>	1.167

APARTMENTS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	
4717-35-203-114	HOWELL CITY	07/01/22	\$3,000,000	WD	ARMS-LENGTH	\$3,000,000	\$2,654,500	\$597,265	\$2,402,735	\$2,722,745	0.882	
4717-36-401-026	HOWELL CITY	09/01/20	\$180,000	WD	ARMS-LENGTH	\$1,080,000	\$980,455	\$172,538	\$907,462	\$1,017,385	0.892	
4718-31-200-085	BRIGHTON CITY	08/01/20	\$972,000	WD	ARMS-LENGTH	\$972,000	\$956,000	\$160,000	\$858,744	\$741,768	1.158	
4705-11-400-013	HANDY TWP	03/01/21	\$297,500	WD	ARMS-LENGTH	\$297,500	\$254,600	\$48,000	\$249,500	\$233,182	1.070	
Totals:			\$4,449,500			\$5,349,500	\$4,845,555		\$4,418,441	\$4,715,080		
											E.C.F. =>	0.937

DUPLEX RENTALS COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-12-300-003	566 E Marr	10/10/18	\$218,000	\$218,000	\$216,568	\$45,000	\$173,000	\$172,051	1.006
4717-36-307-050	HOWELL CITY	12/15/18	\$160,000	\$160,000	\$145,625	\$69,704	\$88,582	\$175,462	0.505
4706-33-300-016	396 N BURKHART	05/27/21	\$525,000	\$525,000	\$543,354	\$158,097	\$366,903	\$493,919	0.743
4706-33-300-017	3910 MASON RD	07/29/19	\$330,000	\$330,000	\$132,645	\$106,250	\$223,750	\$300,233	0.745
Totals:			\$1,233,000	\$1,233,000	\$1,038,192	\$379,051	\$852,235	\$1,141,665	
								E.C.F. =>	0.750

GAS STATION CONVENIENCE MARKET ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4718-19-300-013	BRIGHTON CITY	02/01/19	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$1,925,383	\$769,038	\$1,230,962	\$970,852	1.268
4706-28-200-047	3100 W HIGHLAND	02/22/21	\$2,163,000	WD	03-ARM'S LENGTH	\$2,163,000	\$841,513	\$441,004	\$1,721,996	\$790,114	2.179
4717-02-201-002	HOWELL CITY	10/01/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000		\$177,735	\$362,265	\$316,253	1.145
4711-28-301-012	GENOA TOWNSHIP	01/01/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$447,954	\$116,034	\$333,966	\$343,764	0.971
4715-20-202-024	HAMBURG TWP	09/01/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$429,000	\$63,640	\$386,360	\$283,287	1.364
Totals:			\$5,603,000			\$5,603,000	\$3,643,850		\$4,035,549	\$2,704,270	
										E.C.F. =>	1.492

RESTAURANT FAST FOOD ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4714-22-404-027	Putnam Twp	05/01/22	\$750,000	\$750,000	\$442,866	\$58,356	\$691,644	\$423,746	1.632
4711-05-400-027	Genoa Township	01/01/20	\$1,000,000	\$1,000,000	\$964,151	\$384,892	\$579,259	\$726,604	0.797
4718-30-100-031	Brighton City	01/01/20	\$842,500	\$842,500	\$837,500	\$240,714	\$577,988	\$522,559	1.106
Totals:			\$2,592,500	\$2,592,500	\$2,244,517	\$683,962	\$1,848,891	\$1,672,909	
							Restaurant	E.C.F. =>	1.100
							Fast Food+25%	E.C.F. =>	1.380

HEALTHCARE COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Time Adj	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-26-200-020	1500 Byron Road	08/16/16	\$10,409,616	\$7,409,616	\$9,632,501	\$7,705,504	\$855,000	\$8,777,501	\$9,480,424	0.926
4708-21-400-036	HARTLAND TWP	04/15/18	\$1,337,500	\$1,337,500	\$1,658,500	\$1,245,000	\$325,571	\$1,332,929	\$1,217,388	1.095
4715-25-300-002	HAMBURG TOWNSHIP	04/01/22	\$585,000	\$585,000	\$585,000	\$237,500	\$91,085	\$476,383	\$534,051	0.892
Totals:			\$12,332,116	\$9,332,116		\$9,188,004	\$1,271,656	\$10,586,813	\$11,231,863	E.C.F. =>
										0.940

MINI STORAGE COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-26-100-013	1370 W HIGHLAND	11/04/21	\$6,393,524	\$4,795,143	\$3,895,260	\$500,000	\$4,295,143	\$2,317,072	1.854
4712-19-300-025	BRIGHTON TWP	04/01/22	\$1,400,000	\$1,400,000	\$149,878	\$209,088	\$1,153,943	\$824,689	1.399
4706-28-100-049	3835 W GRAND RIVER	10/28/21	\$1,900,000	\$1,900,000	\$1,852,285	\$649,000	\$1,083,703	\$1,536,377	0.705
Totals:			\$9,693,524	\$8,095,143	\$5,897,423	\$1,358,088	\$6,532,789	\$4,678,138	E.C.F. => 1.390

COMMERCIAL OFFICE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-20-100-001	4495 W GRAND RIVER	05/20/22	\$164,500	\$164,500	\$137,660	\$26,840	\$57,235	0.469
4706-21-300-007	3845 W GRAND RIVER	01/14/21	\$575,000	\$575,000	\$433,721	\$141,279	\$156,934	0.900
4706-33-100-013	620 N BURKHART	12/27/21	\$400,000	\$400,000	\$107,721	\$292,279	\$294,426	0.993
		Totals:	\$1,139,500	\$1,139,500		\$460,398	\$508,596	
							E.C.F. =>	0.905

BUILDINGS ON LEASED LAND COMMERCIAL ECF

BUILDINGS ON COUNTY AIRPORT LAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Time/Market Adj	
4706-28-200-034	3800 W GRAND RIVER	11/29/17	\$1,000,000	\$940,000	\$925,000	\$0	\$940,000	\$949,872	0.990	1.100	
Totals:			\$1,000,000	\$940,000	\$925,000	\$0	\$940,000	\$949,872	E.C.F. =>	0.990	1.100

BURKHART RIDGE ECF FOR DECKS AND GARAGES

No true sales allow for ECF calculation. Use 95% of residential cost manual to account for Mobile Home Park.

0.950

HOTEL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Time/Market Adj	
4711-24-200-064	GENOA TWP	06/15/17	\$7,850,000	\$7,850,000	\$6,650,256	\$755,330	\$7,029,235	\$4,140,750	1.698	1.782	
4716-32-300-003	GREEN OAK TWP	04/15/18	\$2,900,000	\$2,900,000	\$2,564,897	\$764,478	\$2,091,133	\$2,187,484	0.956	1.004	
12-07-626-007	GRAND BLANC TWP	10/15/17	\$4,600,000	\$4,600,000	\$4,325,896	\$451,645	\$4,069,901	\$3,967,980	1.026	1.077	
Totals:			\$15,350,000	\$15,350,000	\$13,541,049	\$1,971,453	\$13,190,269	\$10,296,214			
									MOTEL	E.C.F. =	1.345
									HOTEL (56%)		0.756

OUTLET MALL

2022 - Worst performing mall in Tanger portfolio for entire United States. With a vacancy of 28%,

ECF is 1.00 - 0.28 = .72

SMALL INDUSTRIAL ECF (UNDER 75,000 SF)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
4708-28-300-013	Hartland Township	08/01/20	\$600,000	\$600,000	\$267,850	\$329,734	\$459,487	0.718	7,760	\$42.49
4711-05-303-008	Genoa Township	03/01/21	\$795,000	\$795,000	\$142,441	\$636,084	\$665,735	0.955	10,334	\$61.55
4711-05-303-009	Genoa Township	10/01/21	\$759,000	\$759,000	\$135,123	\$597,778	\$581,017	1.029	14,560	\$41.06
4706-28-301-021	1006 PACKARD	04/26/19	\$275,000	\$407,500	\$67,691	\$339,809	\$408,472	0.832	12,100	\$28.08
Totals:			\$2,429,000	\$2,561,500		\$1,903,405	\$2,114,711			\$43.30
								E.C.F. =>		0.900

LARGE INDUSTRIAL ECF (OVER 75,000 SF)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
4706-27-400-010	2280 W GRAND RIVER	07/08/21	\$7,300,000	\$7,300,000	\$643,127	\$4,091,585	\$6,909,175	0.592	154,040	\$47.39	
4711-15-200-028	Genoa Township	09/01/20	\$1,400,000	\$1,400,000	\$246,550	\$1,039,372	\$2,004,122	0.519	83,860	\$16.69	
4712-32-300-060	Brighton Charter Twp	09/01/21	\$5,504,265	\$5,504,265	\$654,902	\$3,085,716	\$4,499,484	0.686	84,590	\$65.07	
4717-36-400-039	Howell City	07/01/21	\$1,425,000	\$1,425,000	\$102,497	\$1,322,503	\$1,735,544	0.762	64,358	\$22.14	
Totals:			\$15,629,265	\$15,629,265		\$9,539,176	\$15,148,325			\$37.82	
								E.C.F. =>	0.630		