

HOWELL TOWNSHIP

**2026
ECF
STUDIES**

AMBER OAKS PHASE 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-13-301-014	315 CIMARRON DRIVE	7/26/2024	\$360,000	\$360,000	\$151,963	42.21	\$353,287	\$54,952	\$305,048	\$260,782	1.170	
4706-13-301-038	3462 AMBER OAKS DRIVE	7/25/2023	\$310,004	\$310,004	\$131,425	42.39	\$323,977	\$55,235	\$254,769	\$234,914	1.085	
4706-13-301-043	3442 AMBER OAKS DRIVE	5/30/2023	\$299,900	\$299,900	\$121,636	40.56	\$288,861	\$55,447	\$244,453	\$204,033	1.198	
4706-13-301-058	308 CIMARRON DR	2/24/2025	\$326,400	\$326,400	\$146,699	44.94	\$324,958	\$55,380	\$271,020	\$235,645	1.150	
4706-13-301-061	3467 AMBER OAKS DRIVE	4/19/2024	\$345,000	\$345,000	\$153,310	44.44	\$343,240	\$59,757	\$285,243	\$247,799	1.151	
4706-13-301-066	3447 AMBER OAKS DRIVE	5/17/2024	\$326,500	\$326,500	\$124,262	38.06	\$317,627	\$55,380	\$271,120	\$229,236	1.183	
Totals:			\$1,967,804	\$1,967,804	\$829,295		\$1,951,950		\$1,631,653	\$1,412,409		
						Sale. Ratio =>	42.14				E.C.F. =>	1.155
						Std. Dev. =>	2.54					

AMBER OAKS PHASE 2 AND 3

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-301-068	335 SUNBURY DR	8/30/2024	\$319,000	\$319,000	\$142,214	44.58	\$324,304	\$60,203	\$258,797	\$248,917	1.040
4706-13-301-071	347 SUNBURY DRIVE	7/10/2023	\$324,000	\$324,000	\$131,234	40.50	\$312,628	\$54,649	\$269,351	\$243,147	1.108
4706-13-301-081	3725 AMBER OAKS DRIVE	3/31/2025	\$455,000	\$455,000	\$200,458	44.06	\$450,829	\$59,649	\$395,351	\$368,689	1.072
4706-13-301-110	3704 AMBER OAKS DRIVE	10/10/2023	\$315,000	\$315,000	\$109,489	34.76	\$261,724	\$57,471	\$257,529	\$192,509	1.338
4706-13-301-127	3673 WESCOTT CT	5/12/2023	\$375,000	\$375,000	\$147,832	39.42	\$408,180	\$66,749	\$308,251	\$321,801	0.958
4706-13-301-156	384 VENTURA CT	5/8/2024	\$435,000	\$435,000	\$203,722	46.83	\$443,656	\$79,998	\$355,002	\$342,750	1.036
4706-13-301-157	376 VENTURA CT	3/28/2025	\$420,000	\$420,000	\$181,523	43.22	\$397,521	\$81,066	\$338,934	\$298,261	1.136
4706-13-301-200	3610 AMBER OAKS DRIVE	6/12/2023	\$390,000	\$390,000	\$198,769	50.97	\$449,942	\$53,638	\$336,362	\$373,519	0.901
4706-13-301-208	3576 AMBER OAKS DRIVE	11/14/2024	\$348,000	\$348,000	\$170,632	49.03	\$357,514	\$64,341	\$283,659	\$276,317	1.027
4706-13-301-212	3560 AMBER OAKS DRIVE	7/25/2024	\$396,000	\$396,000	\$173,948	43.93	\$392,359	\$55,380	\$340,620	\$317,605	1.072
4706-13-301-219	335 KEENEN CT	12/30/2024	\$339,900	\$339,900	\$156,129	45.93	\$339,658	\$65,787	\$274,113	\$258,125	1.062
Totals:			\$4,116,900	\$4,116,900	\$1,815,950		\$4,138,315		\$3,417,969	\$3,241,640	
						Sale. Ratio =>	44.11			E.C.F. =>	1.054
						Std. Dev. =>	4.53				
BI-LEVEL											
4706-13-301-084	3735 AMBER OAKS DRIVE	6/16/2023	\$330,000	\$330,000	\$138,344	41.92	\$343,542	\$53,434	\$276,566	\$253,148	1.093
4706-13-301-085	3739 AMBER OAKS DRIVE	4/12/2024	\$325,000	\$325,000	\$164,803	50.71	\$349,020	\$65,520	\$259,480	\$247,382	1.049
4706-13-301-094	387 GENEVA CT	4/26/2023	\$315,000	\$315,000	\$135,979	43.17	\$337,792	\$58,177	\$256,823	\$243,992	1.053
4706-13-301-097	3756 AMBER OAKS DRIVE	6/28/2023	\$347,000	\$347,000	\$145,539	41.94	\$355,616	\$70,006	\$276,994	\$249,223	1.111
4706-13-301-107	3716 AMBER OAKS DRIVE	7/26/2024	\$305,000	\$305,000	\$126,585	41.50	\$276,425	\$57,471	\$247,529	\$191,059	1.296
4706-13-301-116	3715 AMBER OAKS DRIVE	5/8/2024	\$316,650	\$316,650	\$159,326	50.32	\$339,736	\$58,761	\$257,889	\$245,178	1.052
Totals:			\$1,938,650	\$1,938,650	\$870,576		\$2,002,131		\$1,575,281	\$1,429,982	
						Sale. Ratio =>	44.91			E.C.F. =>	1.102
						Std. Dev. =>	4.36				

BARRON ROAD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-101-008	315 DAMA VIEW COURT	10/9/2024	\$520,000	\$520,000	\$239,173	45.99	\$524,687	\$91,533	\$428,467	\$519,034	0.826
Totals:			\$520,000	\$520,000	\$239,173		\$524,687		\$428,467	\$519,034	
										E.C.F. =>	0.826

CENTRAL METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-14-100-013	1588 WOODHAVEN RD	12/19/2023	\$618,000	\$618,000	\$207,846	33.63	\$606,001	\$140,000	\$478,000	\$430,684	1.110	
4706-14-100-022	1020 WOODHAVEN RD	3/7/2025	\$533,700	\$533,700	\$228,337	42.78	\$501,532	\$140,000	\$393,700	\$334,133	1.178	
4706-14-200-013	3991 OAK GROVE RD	7/12/2023	\$443,000	\$443,000	\$141,051	31.84	\$464,592	\$137,900	\$305,100	\$302,497	1.009	
4706-14-300-002	3457 BYRON	4/27/2023	\$255,000	\$255,000	\$102,927	40.36	\$254,196	\$51,000	\$204,000	\$187,796	1.086	
4706-14-300-020	1799 W BARRON RD	2/22/2024	\$526,000	\$526,000	\$214,652	40.81	\$528,693	\$72,746	\$453,254	\$421,392	1.076	
4706-15-100-013	3900 BYRON	4/11/2023	\$295,000	\$295,000	\$113,827	38.59	\$263,983	\$45,760	\$249,240	\$201,684	1.236	
4706-15-100-019	2110 W BARRON RD	12/15/2023	\$275,000	\$275,000	\$138,094	50.22	\$309,933	\$72,693	\$202,307	\$221,138	0.915	
4706-15-100-022	2072 W BARRON RD	9/10/2024	\$730,000	\$730,000	\$270,630	37.07	\$655,875	\$91,380	\$638,620	\$521,714	1.224	
4706-15-100-033	3980 BYRON RD	12/15/2023	\$355,000	\$355,000	\$125,605	35.38	\$330,133	\$80,933	\$274,067	\$230,314	1.190	
4706-16-300-005	3155 CRANDALL RD	10/25/2023	\$417,000	\$417,000	\$196,792	47.19	\$451,934	\$161,700	\$255,300	\$269,057	0.949	
4706-16-300-048	3710 WARNER	7/6/2023	\$375,000	\$375,000	\$154,909	41.31	\$392,137	\$88,968	\$286,032	\$280,193	1.021	
4706-17-400-015	4136 WARNER	8/21/2023	\$400,000	\$400,000	\$165,424	41.36	\$425,106	\$85,020	\$314,980	\$314,427	1.002	
4706-18-400-022	3339 FLEMING RD	12/20/2024	\$370,000	\$370,000	\$142,292	38.46	\$357,304	\$86,928	\$283,072	\$252,609	1.121	
4706-19-100-010	5761 WARNER	11/3/2023	\$235,000	\$235,000	\$128,093	54.51	\$273,833	\$57,500	\$177,500	\$199,938	0.888	
4706-19-100-031	5974 LAYTON	11/10/2023	\$489,000	\$489,000	\$179,933	36.80	\$459,079	\$104,800	\$384,200	\$327,429	1.173	
4706-19-100-033	5900 LAYTON RD	8/30/2024	\$219,900	\$219,900	\$97,646	44.40	\$223,542	\$89,540	\$130,360	\$123,846	1.053	
4706-19-200-021	5461 WARNER	8/22/2023	\$372,000	\$372,000	\$157,742	42.40	\$397,087	\$88,220	\$283,780	\$285,459	0.994	
4706-19-400-015	2226 LAYTON RD	9/10/2024	\$251,000	\$251,000	\$89,911	35.82	\$219,041	\$51,000	\$200,000	\$155,305	1.288	
4706-20-201-006	4452 W GRAND RIVER AVE	11/21/2023	\$469,757	\$469,757	\$221,060	47.06	\$504,218	\$121,549	\$348,208	\$353,668	0.985	
4706-21-100-029	3760 BOWEN RD	6/22/2023	\$270,000	\$270,000	\$104,111	38.56	\$278,151	\$57,500	\$212,500	\$203,928	1.042	
4706-21-300-004	3720 W GRAND RIVER	7/15/2023	\$333,000	\$333,000	\$148,067	44.46	\$370,767	\$54,200	\$278,800	\$292,575	0.953	
4706-21-400-014	2071 TOOLEY RD	2/6/2024	\$285,000	\$285,000	\$117,421	41.20	\$283,069	\$57,500	\$227,500	\$208,474	1.091	
4706-22-400-006	2021 BREWER RD	4/10/2024	\$353,500	\$353,500	\$147,422	41.70	\$331,877	\$100,667	\$252,833	\$213,687	1.183	
4706-23-200-009	2876 BYRON RD	1/15/2025	\$365,000	\$365,000	\$154,317	42.28	\$337,255	\$51,000	\$314,000	\$264,560	1.187	
4706-23-400-045	2044 BYRON RD	6/7/2024	\$425,000	\$425,000	\$203,517	47.89	\$443,850	\$57,308	\$367,692	\$357,247	1.029	
4706-24-100-007	2999 MONTEREY COURT	10/30/2023	\$370,000	\$370,000	\$117,957	31.88	\$328,741	\$75,600	\$294,400	\$234,681	1.254	
4706-24-100-008	2990 MONTEREY COURT	9/28/2023	\$418,000	\$418,000	\$164,312	39.31	\$445,132	\$98,500	\$319,500	\$320,362	0.997	
4706-24-300-013	136 MEADOW LANE	12/3/2024	\$238,000	\$238,000	\$108,653	45.65	\$237,334	\$41,400	\$196,600	\$181,085	1.086	
Totals:			\$10,686,857	\$10,686,857	\$4,342,548		\$10,674,395		\$8,325,545	\$7,689,882		
						Sale. Ratio =>	40.63				E.C.F. =>	1.083
						Std. Dev. =>	5.36					

OUTLIERS

4706-19-100-011	5835 WARNER RD	2/8/2024	\$238,000	\$238,000	\$85,424	35.89	\$347,453	\$57,500	\$180,500	\$272,168	0.663
4706-14-200-003	230 W BARRON RD	9/13/2024	\$364,900	\$364,900	\$120,914	33.14	\$281,603	\$51,000	\$313,900	\$213,126	1.473
4706-14-400-014	96 OLDE FRANKLIN DR	2/11/2025	\$390,000	\$390,000	\$143,991	36.92	\$317,997	\$74,580	\$315,420	\$226,628	1.392
4706-18-400-021	5472 WARNER RD	12/18/2023	\$245,000	\$245,000	\$96,301	39.31	\$304,172	\$51,000	\$194,000	\$234,084	0.829
4706-14-400-013	49 OLDE FRANKLIN DR	4/9/2024	\$417,900	\$417,900	\$140,335	33.58	\$347,088	\$84,203	\$333,697	\$245,869	1.357

ENGLISH GARDENS LOWER LEVEL

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-26-202-005	780 OLDE ENGLISH CIRCLE	8/19/2024	\$235,000	\$235,000	\$101,222	43.07	\$225,025	\$15,000	\$220,000	\$154,543	1.424	
4706-26-202-012	798 OLDE ENGLISH CIR	4/15/2024	\$206,000	\$206,000	\$92,339	44.82	\$209,639	\$15,000	\$191,000	\$143,222	1.334	
4706-26-202-041	674 OLDE ENGLISH CIRCLE	11/6/2024	\$232,500	\$232,500	\$101,882	43.82	\$250,191	\$15,000	\$217,500	\$173,061	1.257	
4706-26-202-068	618 OLDE ENGLISH CIRCLE	8/30/2023	\$230,000	\$230,000	\$89,454	38.89	\$226,312	\$15,000	\$215,000	\$155,490	1.383	
4706-26-202-085	534 OLDE ENGLISH CIRCLE	6/19/2023	\$215,000	\$215,000	\$84,153	39.14	\$234,143	\$15,000	\$200,000	\$161,253	1.240	
4706-26-202-092	552 OLDE ENGLISH CIRCLE	5/22/2023	\$226,750	\$226,750	\$89,454	39.45	\$250,979	\$15,000	\$211,750	\$173,641	1.219	
Totals:			\$1,345,250	\$1,345,250	\$558,504		\$1,396,289		\$1,255,250	\$961,210		
						Sale. Ratio =>	41.52				E.C.F. =>	1.306
						Std. Dev. =>	2.66					

ENGLISH GARDENS UPPER LEVEL

Parcel Number	Street Address	Sale Date	Sale Price	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	9/13/2023	\$212,000	\$212,000	\$84,323	39.78	\$224,871	\$15,000	\$197,000	\$160,329	1.229
4706-26-202-014	740 OLDE ENGLISH CIRCLE	12/11/2023	\$219,000	\$219,000	\$84,323	38.50	\$224,871	\$15,000	\$204,000	\$160,329	1.272
4706-26-202-014	740 OLDE ENGLISH CIRCLE	12/12/2024	\$213,303	\$213,303	\$88,764	41.61	\$224,871	\$15,000	\$198,303	\$160,329	1.237
4706-26-202-023	762 OLDE ENGLISH CIRCLE	9/28/2023	\$215,000	\$215,000	\$79,973	37.20	\$226,330	\$15,000	\$200,000	\$161,443	1.239
4706-26-202-023	762 OLDE ENGLISH CIRCLE	8/1/2024	\$224,900	\$224,900	\$89,369	39.74	\$226,330	\$15,000	\$209,900	\$161,443	1.300
4706-26-202-042	676 OLDE ENGLISH CIRCLE	7/31/2024	\$220,000	\$220,000	\$97,385	44.27	\$246,863	\$15,000	\$205,000	\$177,129	1.157
4706-26-202-046	688 OLDE ENGLISH CIRCLE	4/19/2023	\$175,000	\$175,000	\$69,575	39.76	\$197,371	\$15,000	\$160,000	\$139,320	1.148
4706-26-202-051	636 OLDE ENGLISH CIRCLE	9/13/2023	\$175,000	\$175,000	\$71,720	40.98	\$182,030	\$15,000	\$160,000	\$127,601	1.254
4706-26-202-074	570 OLDE ENGLISH CIRCLE	5/9/2023	\$208,000	\$208,000	\$81,128	39.00	\$227,973	\$15,000	\$193,000	\$162,699	1.186
4706-26-202-075	572 OLDE ENGLISH CIRCLE	7/31/2023	\$193,500	\$193,500	\$73,374	37.92	\$207,509	\$15,000	\$178,500	\$147,065	1.214
4706-26-202-093	554 OLDE ENGLISH CIRCLE	3/13/2024	\$209,000	\$209,000	\$75,215	35.99	\$212,772	\$15,000	\$194,000	\$151,086	1.284
4706-26-202-100	508 OLDE ENGLISH CIRCLE	8/2/2024	\$210,000	\$210,000	\$84,501	40.24	\$213,296	\$15,000	\$195,000	\$151,486	1.287
4706-26-202-102	512 OLDE ENGLISH CIRCLE	9/29/2023	\$215,000	\$215,000	\$85,661	39.84	\$221,978	\$15,000	\$200,000	\$158,119	1.265
4706-26-202-102	512 OLDE ENGLISH CIRCLE	8/2/2024	\$217,000	\$217,000	\$97,794	45.07	\$221,978	\$15,000	\$202,000	\$158,119	1.278
4706-26-202-117	613 OLDE ENGLISH CIRCLE	12/26/2024	\$187,000	\$187,000	\$79,942	42.75	\$201,913	\$15,000	\$172,000	\$142,790	1.205
Totals:			\$3,093,703	\$3,093,703	\$1,243,047		\$3,260,956		\$2,868,703	\$2,319,287	
						Sale. Ratio =>	40.18			E.C.F. =>	1.237
						Std. Dev. =>	2.48				
OUTLIERS											
4706-26-202-078	578 OLDE ENGLISH CIRCLE	11/3/2023	\$205,000	\$205,000	\$90,038	43.92	\$254,255	\$15,000	\$190,000	\$182,776	1.040
4706-26-202-079	584 OLDE ENGLISH CIRCLE	5/13/2024	\$210,000	\$210,000	\$96,434	45.92	\$246,371	\$15,000	\$195,000	\$176,754	1.103

FOX RIDGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-27-303-003	1341 SHIRE CT	5/22/2024	\$205,000	\$205,000	\$83,619	40.79	\$204,887	\$15,000	\$190,000	\$152,519	1.246
4706-27-303-020	1396 SHIRE CT	11/22/2023	\$195,000	\$195,000	\$77,497	39.74	\$197,424	\$15,000	\$180,000	\$146,525	1.228
4706-27-303-032	1330 STEEPLECHASE CT	12/23/2024	\$215,000	\$215,000	\$99,060	46.07	\$236,932	\$15,000	\$200,000	\$178,258	1.122
4706-27-303-046	2868 SHETLAND CT	6/17/2024	\$279,900	\$279,900	\$113,658	40.61	\$274,825	\$15,000	\$264,900	\$208,694	1.269
4706-27-303-050	1405 STEEPLECHASE CT	11/22/2023	\$240,000	\$240,000	\$98,848	41.19	\$245,448	\$15,000	\$225,000	\$185,098	1.216
4706-27-303-052	1417 STEEPLECHASE CT	9/25/2023	\$250,000	\$250,000	\$103,218	41.29	\$255,203	\$15,000	\$235,000	\$192,934	1.218
4706-27-303-069	1490 STEEPLECHASE CT	7/9/2024	\$216,500	\$216,500	\$94,117	43.47	\$227,188	\$15,000	\$201,500	\$170,432	1.182
Totals:			\$1,601,400	\$1,601,400	\$670,017		\$1,641,907		\$1,496,400	\$1,234,460	
						Sale. Ratio =>	41.84				E.C.F. =>
						Std. Dev. =>	2.17				1.212

GRAND RIVER SUBDIVISIONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-27-302-002	1011 WILLOW LANE	10/17/2024	\$350,000	\$350,000	\$110,447	31.56	\$355,674	\$67,986	\$282,014	\$287,975	0.979	
4706-27-302-014	1083 WILLOW LANE	12/2/2024	\$320,000	\$320,000	\$133,637	41.76	\$302,920	\$71,208	\$248,792	\$231,943	1.073	
Totals:			\$670,000	\$670,000	\$244,084		\$658,594		\$530,806	\$519,918		
						Sale. Ratio =>	36.43				E.C.F. =>	1.021
						Std. Dev. =>	7.22					

JONATHAN'S LANDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-28-402-008	1318 DUFREE BLVD	4/19/2023	\$209,900	\$209,900	\$88,192	42.02	\$231,575	\$20,000	\$189,900	\$173,280	1.096
4706-28-402-011	1324 DUFREE BLVD	9/6/2024	\$227,500	\$227,500	\$97,243	42.74	\$225,807	\$20,000	\$207,500	\$168,556	1.231
4706-28-402-013	3034 KNEELAND CIRCLE	11/8/2024	\$216,000	\$216,000	\$88,310	40.88	\$209,170	\$20,000	\$196,000	\$154,930	1.265
4706-28-402-021	3048 KNEELAND CIRCLE	2/4/2025	\$210,000	\$210,000	\$84,588	40.28	\$200,619	\$20,000	\$190,000	\$147,927	1.284
4706-28-402-027	3070 KNEELAND CIR	8/20/2024	\$230,000	\$230,000	\$85,295	37.08	\$202,209	\$20,000	\$210,000	\$149,229	1.407
4706-28-402-035	3088 KNEELAND CIRCLE	9/20/2023	\$224,900	\$224,900	\$80,543	35.81	\$208,437	\$20,000	\$204,900	\$154,330	1.328
4706-28-402-046	3122 KNEELAND CIRCLE	9/11/2023	\$225,000	\$225,000	\$80,478	35.77	\$207,438	\$20,000	\$205,000	\$153,511	1.335
4706-28-402-057	3144 KNEELAND CIRCLE	2/12/2024	\$210,000	\$210,000	\$78,039	37.16	\$202,209	\$20,000	\$190,000	\$149,229	1.273
4706-28-402-062	1012 SHIAWASSEE CIRCLE	9/25/2024	\$210,000	\$210,000	\$97,086	46.23	\$224,072	\$20,000	\$190,000	\$167,135	1.137
4706-28-402-071	1032 SHIAWASSEE CIRCLE	10/7/2024	\$237,000	\$237,000	\$97,243	41.03	\$230,924	\$20,000	\$217,000	\$172,746	1.256
4706-28-402-081	1056 SHIAWASSEE CIRCLE	10/20/2023	\$195,000	\$195,000	\$77,886	39.94	\$208,284	\$20,000	\$175,000	\$154,204	1.135
4706-28-402-081	1056 SHIAWASSEE CIRCLE	6/28/2024	\$234,100	\$234,100	\$84,059	35.91	\$208,284	\$20,000	\$214,100	\$154,204	1.388
4706-28-402-092	1090 SHIAWASSEE CIRCLE	6/5/2023	\$189,900	\$189,900	\$88,325	46.51	\$226,419	\$20,000	\$169,900	\$169,057	1.005
4706-28-402-100	3320 KNEELAND CIRCLE	9/20/2023	\$216,500	\$216,500	\$81,663	37.72	\$208,470	\$20,000	\$196,500	\$154,357	1.273
4706-28-402-107	3336 KNEELAND CIRCLE	6/25/2024	\$217,900	\$217,900	\$95,743	43.94	\$227,542	\$20,000	\$197,900	\$169,977	1.164
4706-28-402-115	3364 KNEELAND CIRCLE	3/4/2025	\$170,000	\$170,000	\$88,374	51.98	\$209,311	\$20,000	\$150,000	\$155,045	0.967
4706-28-402-115	3364 KNEELAND CIRCLE	3/6/2025	\$221,990	\$221,990	\$88,374	39.81	\$209,311	\$20,000	\$201,990	\$155,045	1.303
4706-28-402-137	3418 KNEELAND CIRCLE	5/31/2023	\$210,000	\$210,000	\$88,892	42.33	\$230,132	\$20,000	\$190,000	\$172,098	1.104
4706-28-402-137	3418 KNEELAND CIRCLE	10/23/2024	\$240,000	\$240,000	\$96,891	40.37	\$230,132	\$20,000	\$220,000	\$172,098	1.278
4706-28-402-147	3446 KNEELAND CIRCLE	12/31/2024	\$212,000	\$212,000	\$84,588	39.90	\$199,470	\$20,000	\$192,000	\$146,986	1.306
4706-28-402-152	3458 KNEELAND CIRCLE	12/22/2023	\$212,500	\$212,500	\$87,664	41.25	\$227,173	\$20,000	\$192,500	\$169,674	1.135
4706-28-402-152	3458 KNEELAND CIRCLE	2/6/2025	\$230,000	\$230,000	\$95,581	41.56	\$227,173	\$20,000	\$210,000	\$169,674	1.238
4706-28-402-155	3464 KNEELAND CIRCLE	5/9/2023	\$215,000	\$215,000	\$88,325	41.08	\$228,765	\$20,000	\$195,000	\$170,978	1.140
4706-28-402-158	3476 KNEELAND CIR	11/17/2023	\$208,000	\$208,000	\$88,325	42.46	\$228,765	\$20,000	\$188,000	\$170,978	1.100
4706-28-402-162	3484 KNEELAND CIRCLE	11/5/2024	\$230,000	\$230,000	\$83,889	36.47	\$208,942	\$20,000	\$210,000	\$154,743	1.357
4706-28-402-163	3492 KNEELAND CIRCLE	10/15/2024	\$224,900	\$224,900	\$89,170	39.65	\$211,546	\$20,000	\$204,900	\$156,876	1.306
4706-28-402-173	1138 RIAL LAKE DR	5/25/2023	\$207,000	\$207,000	\$88,229	42.62	\$225,898	\$20,000	\$187,000	\$168,630	1.109
4706-28-402-181	3411 KNEELAND CIR	11/28/2023	\$219,750	\$219,750	\$81,036	36.88	\$209,597	\$20,000	\$199,750	\$155,280	1.286
4706-28-402-186	3413 KNEELAND CIR	5/12/2023	\$192,000	\$192,000	\$77,997	40.62	\$202,108	\$20,000	\$172,000	\$149,146	1.153
4706-28-402-186	3413 KNEELAND CIR	6/14/2024	\$212,000	\$212,000	\$85,249	40.21	\$202,108	\$20,000	\$192,000	\$149,146	1.287
4706-28-402-187	3393 KNEELAND CIRCLE	11/12/2024	\$210,000	\$210,000	\$88,611	42.20	\$209,262	\$20,000	\$190,000	\$155,005	1.226
4706-28-402-192	3403 KNEELAND CIRCLE	5/1/2024	\$200,000	\$200,000	\$84,588	42.29	\$200,619	\$20,000	\$180,000	\$147,927	1.217
4706-28-402-194	3377 KNEELAND CIRCLE	7/14/2023	\$218,000	\$218,000	\$88,506	40.60	\$229,537	\$20,000	\$198,000	\$171,610	1.154
4706-28-402-207	3265 KNEELAND CIR	3/14/2025	\$192,500	\$192,500	\$84,588	43.94	\$200,619	\$20,000	\$172,500	\$147,927	1.166
4706-28-402-222	3163 KNEELAND CIR	2/16/2024	\$215,000	\$215,000	\$78,893	36.69	\$201,416	\$20,000	\$195,000	\$148,579	1.312
4706-28-402-222	3163 KNEELAND CIR	4/26/2024	\$216,469	\$216,469	\$86,207	39.82	\$201,416	\$20,000	\$196,469	\$148,579	1.322
4706-28-402-226	3149 KNEELAND CIRCLE	6/26/2023	\$165,000	\$165,000	\$80,478	48.77	\$206,181	\$20,000	\$145,000	\$152,482	0.951
4706-28-402-229	1100 RIAL LAKE DR	2/12/2024	\$190,000	\$190,000	\$80,478	42.36	\$203,343	\$20,000	\$170,000	\$150,158	1.132
4706-28-402-232	1106 RIAL LAKE DR	10/25/2023	\$220,000	\$220,000	\$80,478	36.58	\$207,104	\$20,000	\$200,000	\$153,238	1.305
4706-28-402-237	1114 RIAL LAKE DR	7/31/2023	\$215,000	\$215,000	\$77,379	35.99	\$199,619	\$20,000	\$195,000	\$147,108	1.326
4706-28-402-240	1120 RIAL LAKE DR	5/10/2024	\$220,000	\$220,000	\$84,588	38.45	\$198,677	\$20,000	\$200,000	\$146,336	1.367
4706-28-402-243	1113 RIAL LAKE DR	10/28/2024	\$225,000	\$225,000	\$88,281	39.24	\$207,218	\$20,000	\$205,000	\$153,331	1.337
Totals:			\$8,945,809	\$8,945,809	\$3,620,352		\$8,936,901		\$8,105,809	\$6,631,349	
						Sale. Ratio =>	40.47				E.C.F. =>
						Std. Dev. =>	3.52				1.222

OUTLIER

4706-28-402-078	1052 SHIAWASSEE CIRCLE	2/27/2025	\$150,000	\$150,000	\$84,080	56.05	\$199,470	\$20,000	\$130,000	\$146,986	0.884
4706-28-402-234	1110 RIAL LAKE DR	3/21/2025	\$155,000	\$155,000	\$84,588	54.57	\$200,619	\$20,000	\$135,000	\$147,927	0.913

LITTLE BURKLEY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-05-201-035	5765 CRANDALL RD	8/11/2023	\$270,000	\$270,000	\$93,999	34.81	\$273,011	\$57,901	\$212,099	\$173,475	1.223
4706-05-202-027	4187 W ALLEN RD	3/19/2024	\$289,900	\$289,900	\$127,322	43.92	\$284,094	\$50,912	\$238,988	\$188,050	1.271
Totals:			\$559,900	\$559,900	\$221,321		\$557,105		\$451,087	\$361,525	
						Sale. Ratio =>	39.53			E.C.F. =>	1.248
						Std. Dev. =>	6.44				

MARWOOD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	*Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-11-401-026	600 W MARR RD	06/27/2022	\$339,900	\$363,693	\$101,316	27.86	\$315,944	\$76,622	\$287,071	\$206,134	1.393
4706-11-401-027	540 W MARR RD	09/22/2022	\$310,000	\$331,700	\$108,325	32.66	\$343,312	\$76,438	\$255,262	\$236,492	1.079
Totals:			\$649,900	\$695,393	\$209,641		\$659,256		\$542,333	\$442,626	
						Sale. Ratio =>	30.15			E.C.F. =>	1.225
						Std. Dev. =>	3.39				

TIME ADJUSTMENT

*Sales adjusted 7% per year outside of Sales Study

NORTH METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-01-100-018	5927 ANNABETTE LANE	1/31/2024	\$455,000	\$455,000	\$167,070	36.72	\$454,078	\$92,840	\$362,160	\$327,802	1.105
4706-01-100-030	430 E ALLEN RD	8/9/2023	\$351,000	\$351,000	\$135,410	38.58	\$333,906	\$57,500	\$293,500	\$251,051	1.169
4706-02-100-022	1010 NANCY ANN DR	9/6/2024	\$550,000	\$550,000	\$203,820	37.06	\$505,316	\$135,380	\$414,620	\$337,889	1.227
4706-03-100-014	5781 BYRON	5/12/2023	\$355,940	\$355,940	\$120,564	33.87	\$372,389	\$77,280	\$278,660	\$269,372	1.034
4706-03-400-014	5435 BYRON	1/17/2025	\$150,000	\$150,000	\$68,174	45.45	\$160,270	\$56,000	\$94,000	\$94,955	0.990
4706-03-400-017	5649 BYRON RD	9/16/2024	\$270,000	\$270,000	\$118,974	44.06	\$272,386	\$57,500	\$212,500	\$194,996	1.090
4706-05-200-025	5925 N BURKHART	5/24/2023	\$400,000	\$400,000	\$181,993	45.50	\$437,725	\$113,260	\$286,740	\$298,000	0.962
4706-05-300-015	5640 FLEMING	6/11/2024	\$300,000	\$300,000	\$113,456	37.82	\$273,107	\$88,000	\$212,000	\$169,601	1.250
4706-05-400-007	5633 CRANDALL RD	6/24/2024	\$310,000	\$310,000	\$99,479	32.09	\$280,465	\$57,500	\$252,500	\$202,993	1.244
4706-06-100-008	5980 OWOSSO RD	10/30/2024	\$325,000	\$325,000	\$130,124	40.04	\$293,134	\$57,500	\$267,500	\$218,385	1.225
4706-09-100-010	4800 N BURKHART	4/12/2024	\$420,000	\$420,000	\$160,920	38.31	\$400,862	\$135,744	\$284,256	\$242,777	1.171
4706-09-100-014	4900 N BURKHART	7/21/2023	\$325,000	\$325,000	\$135,102	41.57	\$329,219	\$57,500	\$267,500	\$246,568	1.085
4706-09-200-023	3335 W MARR RD	9/12/2024	\$493,730	\$493,730	\$232,433	47.08	\$492,739	\$89,102	\$404,628	\$367,881	1.100
4706-09-400-010	4213 INDIAN CAMP TRAIL	3/12/2025	\$466,500	\$466,500	\$221,022	47.38	\$513,584	\$114,063	\$352,437	\$364,471	0.967
4706-10-100-018	2575 W MARR RD	9/19/2024	\$360,000	\$360,000	\$170,882	47.47	\$365,884	\$97,325	\$262,675	\$244,570	1.074
4706-11-100-020	900 W MARR RD	12/3/2024	\$460,000	\$460,000	\$160,643	34.92	\$512,289	\$57,500	\$402,500	\$412,694	0.975
4706-11-200-009	4850 PRESTON RD	5/28/2024	\$360,000	\$360,000	\$171,155	47.54	\$387,475	\$136,360	\$223,640	\$230,251	0.971
4706-12-400-019	1900 E MARR RD	11/14/2024	\$540,000	\$540,000	\$230,134	42.62	\$527,311	\$88,453	\$451,547	\$400,127	1.129
4706-13-400-002	1324 HOSKINS DR	7/9/2024	\$311,000	\$311,000	\$138,162	44.43	\$314,482	\$54,200	\$256,800	\$238,191	1.078
4706-13-400-003	3141 FISHER RD	9/22/2023	\$285,000	\$285,000	\$84,329	29.59	\$250,839	\$51,000	\$234,000	\$181,342	1.290
4706-13-400-021	3423 FISHER RD	8/29/2023	\$230,000	\$230,000	\$93,883	40.82	\$228,694	\$51,000	\$179,000	\$161,246	1.110
4706-13-400-024	2829 PINEWAY TRAIL	11/6/2024	\$370,000	\$370,000	\$147,411	39.84	\$352,020	\$70,000	\$300,000	\$257,628	1.164
Totals:			\$8,088,170	\$8,088,170	\$3,285,140		\$8,058,174		\$6,293,163	\$5,712,790	
						Sale. Ratio =>	40.62			E.C.F. =>	1.102
						Std. Dev. =>	5.25				

OUTLIERS

4706-03-200-012	5700 BYRON RD	4/22/2024	\$650,000	\$650,000	\$218,718	33.65	\$492,574	\$143,360	\$506,640	\$319,943	1.584
4706-03-200-006	5990 BYRON	10/11/2023	\$250,000	\$250,000	\$132,198	52.88	\$317,536	\$98,500	\$151,500	\$203,232	0.745
4706-06-300-023	5360 OWOSSO RD	10/12/2023	\$645,000	\$645,000	\$312,531	48.45	\$466,424	\$84,710	\$560,290	\$350,166	1.600
4706-13-400-004	3195 FISHER RD	8/18/2023	\$145,000	\$145,000	\$50,247	34.65	\$199,963	\$77,663	\$67,337	\$111,221	0.605
4706-02-400-002	5427 OAK GROVE RD	5/6/2024	\$575,000	\$575,000	\$207,238	36.04	\$463,437	\$177,750	\$397,250	\$260,619	1.524
4706-03-400-014	5435 BYRON	6/27/2023	\$130,000	\$130,000	\$79,098	60.84	\$160,270	\$56,000	\$74,000	\$94,955	0.779
4706-01-400-014	5183 FISHER RD	6/11/2024	\$435,000	\$435,000	\$148,421	34.12	\$369,665	\$92,989	\$342,011	\$252,845	1.353

OAKGROVE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-302-025	3055 IVY WOOD CIRCLE	8/3/2023	\$384,900	\$384,900	\$31,730	8.24	\$390,257	\$64,752	\$320,148	\$297,808	1.075
4706-13-302-026	3059 IVY WOOD CIRCLE	8/25/2023	\$384,900	\$384,900	\$33,066	8.59	\$395,211	\$67,478	\$317,422	\$299,847	1.059
4706-13-302-031	3075 IVY WOOD CIRCLE	7/6/2023	\$380,245	\$380,245	\$31,939	8.40	\$347,746	\$65,178	\$315,067	\$258,525	1.219
4706-13-302-052	3221 HILL HOLLOW LANE	5/26/2023	\$380,000	\$380,000	\$167,125	43.98	\$389,730	\$54,528	\$325,472	\$306,680	1.061
4706-13-302-064	3260 HILL HOLLOW LN	12/6/2024	\$454,500	\$454,500	\$215,320	47.38	\$464,043	\$59,981	\$394,519	\$369,681	1.067
4706-13-302-075	3008 IVY WOOD CIRCLE	3/22/2024	\$385,000	\$385,000	\$153,787	39.94	\$356,073	\$59,044	\$325,956	\$271,755	1.199
4706-13-302-083	3042 IVY WOOD CIRCLE	10/24/2024	\$360,000	\$360,000	\$155,993	43.33	\$339,569	\$55,380	\$304,620	\$260,008	1.172
4706-13-302-088	3078 IVY WOOD CIRCLE	2/21/2025	\$360,500	\$360,500	\$174,078	48.29	\$374,639	\$67,308	\$293,192	\$281,181	1.043
4706-13-302-089	3088 IVY WOOD CIR	1/3/2024	\$349,900	\$349,900	\$27,138	7.76	\$370,192	\$55,380	\$294,520	\$288,025	1.023
4706-13-302-094	3112 IVY WOOD CIRCLE	12/15/2023	\$400,000	\$400,000	\$176,150	44.04	\$413,213	\$55,380	\$344,620	\$327,386	1.053

Totals: \$3,839,945 \$3,839,945 \$1,166,326 \$3,840,673 \$3,235,536 \$2,960,896

2 STORY

Sale. Ratio => 30.37 E.C.F. => 1.093

Std. Dev. => 18.85 Includes New Construction

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-302-029	3067 IVY WOOD CIRCLE	7/19/2023	\$444,835	\$444,835	\$87,680	19.71	\$444,598	\$59,640	\$385,195	\$322,951	1.193
4706-13-302-029	3067 IVY WOOD CIRCLE	9/7/2023	\$414,900	\$414,900	\$87,680	21.13	\$444,598	\$59,640	\$355,260	\$322,951	1.100

Totals: \$859,735 \$859,735 \$175,360 \$889,196 \$740,455 \$645,902

1 STORY

Sale. Ratio => 20.40 E.C.F. => 1.146

Std. Dev. => 1.01 Includes New Construction

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-302-028	3065 IVY WOOD CIRCLE	5/3/2023	\$369,900	\$369,900	\$79,916	21.60	\$365,842	\$55,380	\$314,520	\$271,145	1.160
4706-13-302-038	3103 IVY WOOD CIRCLE	3/14/2025	\$365,000	\$365,000	\$181,050	49.60	\$388,928	\$59,640	\$305,360	\$287,587	1.062
4706-13-302-049	3209 HILL HOLLOW LANE	4/25/2024	\$328,000	\$328,000	\$162,794	49.63	\$342,017	\$55,380	\$272,620	\$250,337	1.089
4706-13-302-082	3038 IVY WOOD CIRCLE	1/5/2024	\$323,000	\$323,000	\$132,292	40.96	\$311,902	\$55,380	\$267,620	\$224,036	1.195

Totals: \$1,385,900 \$1,385,900 \$556,052 \$1,408,689 \$1,160,120 \$1,033,105

BI-LEVEL

Sale. Ratio => 40.12 E.C.F. => 1.123

Std. Dev. => 13.21 Includes New Construction

PINEVIEW VILLAGE FIRST PHASE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-27-201-013	2164 KNOTTY PINE TRAIL	2/18/2025	\$222,000	\$222,000	\$92,837	41.82	\$220,030	\$15,000	\$207,000	\$176,142	1.175
4706-27-201-016	1627 RED HICKORY COURT	8/27/2024	\$221,000	\$221,000	\$88,517	40.05	\$210,441	\$15,000	\$206,000	\$167,904	1.227
4706-27-201-017	1625 RED HICKORY COURT	5/10/2023	\$209,000	\$209,000	\$77,477	37.07	\$210,823	\$15,000	\$194,000	\$168,232	1.153
4706-27-201-023	1616 RED HICKORY CT	4/19/2024	\$242,500	\$242,500	\$105,643	43.56	\$252,939	\$15,000	\$227,500	\$204,414	1.113
4706-27-201-034	2157 KNOTTY PINE TRAIL	5/24/2023	\$205,000	\$205,000	\$81,485	39.75	\$221,469	\$15,000	\$190,000	\$177,378	1.071
4706-27-201-035	2155 KNOTTY PINE TRL	8/4/2023	\$245,500	\$245,500	\$83,295	33.93	\$225,050	\$15,000	\$230,500	\$180,455	1.277
4706-27-201-046	1602 PINECROFT LANE	6/16/2023	\$210,000	\$210,000	\$76,350	36.36	\$208,307	\$15,000	\$195,000	\$166,071	1.174
4706-27-201-106	2188 KNOTTY PINE TRAIL	9/27/2024	\$245,000	\$245,000	\$105,413	43.03	\$252,419	\$15,000	\$230,000	\$203,968	1.128
4706-27-201-110	2177 KNOTTY PINE TRAIL	9/4/2024	\$240,000	\$240,000	\$91,823	38.26	\$218,645	\$15,000	\$225,000	\$174,952	1.286
4706-27-201-124	2202 KNOTTY PINE TRL	6/3/2024	\$215,000	\$215,000	\$87,034	40.48	\$207,081	\$15,000	\$200,000	\$165,018	1.212
Totals:			\$2,255,000	\$2,255,000	\$889,874		\$2,227,204		\$2,105,000	\$1,784,534	
						Sale. Ratio =>	39.46				E.C.F. =>
						Std. Dev. =>	3.05				1.180

PINEVIEW VILLAGE SECOND PHASE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-27-201-073	1686 PINECROFT LN	3/3/2025	\$348,000	\$348,000	\$7,500	2.16	\$320,347	\$15,000	\$333,000	\$315,347	1.056	
4706-27-201-074	1688 PINECROFT LN	3/12/2025	\$325,000	\$325,000	\$7,500	2.31	\$303,488	\$15,000	\$310,000	\$298,488	1.039	
4706-27-201-080	1693 PINECROFT LN	1/3/2025	\$348,000	\$348,000	\$7,500	2.16	\$324,655	\$15,000	\$333,000	\$319,655	1.042	
Totals:			\$1,021,000	\$1,021,000	\$22,500		\$948,490		\$976,000	\$933,490		
						Sale. Ratio =>	2.20				E.C.F. =>	1.046
						Std. Dev. =>	0.09					

OUTLIER

4706-27-201-075	1690 PINECROFT LN	2/7/2025	\$328,900	\$328,900	\$7,500	2.28	\$299,933	\$15,000	\$313,900	\$294,933	1.064
-----------------	-------------------	----------	-----------	-----------	---------	------	-----------	----------	-----------	-----------	-------

PLATTED SUBDIVISIONS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-14-401-040	200 BAIN	5/16/2023	\$302,500	\$302,500	\$110,116	36.40	\$283,491	\$76,937	\$225,563	\$185,126	1.218
4706-24-102-019	30 CASTLEWOOD DR	3/27/2025	\$449,900	\$449,900	\$209,474	46.56	\$468,605	\$78,074	\$371,826	\$345,297	1.077
4706-24-102-021	49 EDMONT DR	4/25/2024	\$377,000	\$377,000	\$143,635	38.10	\$344,986	\$62,929	\$314,071	\$249,387	1.259
4706-24-102-033	122 EDMONT DR	9/20/2023	\$295,000	\$295,000	\$107,140	36.32	\$288,459	\$66,915	\$228,085	\$195,883	1.164
4706-24-301-003	2230 ARMOND	8/24/2023	\$375,000	\$300,000	\$114,725	38.24	\$294,594	\$28,703	\$271,297	\$235,093	1.154
4706-24-301-011	142 HENDERSON RD	12/6/2024	\$300,000	\$300,000	\$91,509	30.50	\$238,331	\$46,337	\$253,663	\$169,755	1.494
4706-24-301-047	54 HENDERSON RD	9/11/2023	\$275,000	\$275,000	\$114,166	41.51	\$258,529	\$32,159	\$242,841	\$200,150	1.213
4706-24-302-015	2463 KAREN DR	2/6/2025	\$400,000	\$400,000	\$157,141	39.29	\$375,467	\$132,702	\$267,298	\$214,646	1.245
4706-24-302-021	94 ROBIN COURT	5/1/2023	\$368,000	\$368,000	\$159,326	43.30	\$381,820	\$90,568	\$277,432	\$258,461	1.073
4706-26-201-002	729 HENDERSON RD	6/2/2023	\$257,000	\$257,000	\$91,005	35.41	\$249,881	\$60,000	\$197,000	\$167,887	1.173
4706-29-101-005	1657 LAYTON RD	6/30/2023	\$370,000	\$370,000	\$193,980	52.43	\$446,611	\$61,734	\$308,266	\$340,297	0.906
4706-29-101-008	1585 LAYTON RD	10/11/2023	\$240,000	\$240,000	\$110,519	46.05	\$304,859	\$59,241	\$180,759	\$217,168	0.832
4706-29-101-014	4890 MILETT RD	11/30/2023	\$255,000	\$255,000	\$109,717	43.03	\$265,896	\$60,000	\$195,000	\$182,047	1.071
4706-29-101-015	4920 MILETT	1/28/2025	\$304,000	\$304,000	\$136,464	44.89	\$324,096	\$75,000	\$229,000	\$220,244	1.040
Totals:			\$4,568,400	\$4,493,400	\$1,848,917		\$4,525,625		\$3,562,101	\$3,181,441	
						Sale. Ratio =>	41.15			E.C.F. =>	1.120
						Std. Dev. =>	5.65				

RIVER DOWNS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-27-304-026	1256 PIN OAK BLUFF	5/9/2023	\$329,900	\$329,900	\$118,548	35.93	\$304,640	\$64,003	\$265,897	\$214,089	1.242
4706-27-304-036	1300 EDGEBROOK DR	7/19/2024	\$355,000	\$355,000	\$134,081	37.77	\$318,990	\$63,952	\$291,048	\$226,902	1.283
4706-27-304-041	1330 EDGEBROOK DR	4/19/2024	\$335,000	\$335,000	\$151,980	45.37	\$324,342	\$81,674	\$253,326	\$215,896	1.173
4706-27-304-042	1336 EDGEBROOK DR	4/17/2023	\$310,000	\$310,000	\$118,950	38.37	\$292,533	\$70,943	\$239,057	\$197,144	1.213
4706-27-304-053	1303 EDGEBROOK DR	9/5/2023	\$311,000	\$311,000	\$121,690	39.13	\$318,108	\$68,527	\$242,473	\$222,047	1.092
4706-27-304-062	2632 TRAILWOOD CT	7/8/2024	\$287,000	\$287,000	\$140,158	48.84	\$299,947	\$80,981	\$206,019	\$194,809	1.058
4706-27-304-065	2644 THISTLEWOOD DR	3/21/2024	\$305,000	\$305,000	\$130,312	42.73	\$311,585	\$66,055	\$238,945	\$218,443	1.094
4706-27-304-075	2698 THISTLEWOOD DR	12/11/2024	\$280,000	\$280,000	\$143,786	51.35	\$291,139	\$84,432	\$195,568	\$183,903	1.063
4706-27-304-081	2667 THISTLEWOOD DR	1/31/2025	\$321,990	\$321,990	\$137,387	42.67	\$302,339	\$60,159	\$261,831	\$215,462	1.215
Totals:			\$2,834,890	\$2,834,890	\$1,196,892		\$2,763,623		\$2,194,164	\$1,888,695	
						Sale. Ratio =>	42.22			E.C.F. =>	1.162
						Std. Dev. =>	5.25				

OUTLIERS

4706-27-304-092	2622 THISTLEWOOD DR	8/23/2023	\$325,000	\$325,000	\$105,129	32.35	\$282,426	\$62,611	\$262,389	\$195,564	1.342
-----------------	---------------------	-----------	-----------	-----------	-----------	-------	-----------	----------	-----------	-----------	-------

SHIAWASSEE FARMS

Parcel Number	Street Address	Sale Date	Sale Price	*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	11/28/2022	\$290,000	\$310,300	\$104,547	33.69	\$314,530	\$42,735	\$267,565	\$228,207	1.172
4706-10-301-031	4135 INDIAN CAMP TRAIL	04/14/2023	\$375,000	\$375,000	\$129,389	34.50	\$377,655	\$54,576	\$320,424	\$271,267	1.181
Totals:			\$665,000	\$685,300	\$233,936		\$692,185		\$587,989	\$499,474	
						Sale. Ratio =>	34.14			E.C.F. =>	1.177
						Std. Dev. =>	0.57				

TIME ADJUSTMENT

*Sales adjusted 7% per year outside of Sales Study

SOUTH METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-26-100-003	1251 HENDERSON RD	11/15/2024	\$275,000	\$275,000	\$133,530	48.56	\$301,290	\$54,200	\$220,800	\$218,607	1.010	
4706-26-100-007	1820 BREWER RD	4/25/2024	\$355,000	\$355,000	\$123,927	34.91	\$324,827	\$54,200	\$300,800	\$237,809	1.265	
4706-26-200-023	605 HENDERSON RD	6/13/2024	\$375,000	\$375,000	\$149,486	39.86	\$358,751	\$91,211	\$283,789	\$235,096	1.207	
4706-30-300-006	1080 N TRUHN RD	6/10/2024	\$554,900	\$554,900	\$213,864	38.54	\$537,969	\$86,928	\$467,972	\$398,391	1.175	
4706-31-300-025	5760 MASON RD	8/15/2024	\$325,000	\$325,000	\$149,772	46.08	\$336,294	\$57,500	\$267,500	\$244,985	1.092	
4706-33-100-008	500 N BURKHART RD	4/11/2024	\$325,000	\$325,000	\$148,943	45.83	\$305,400	\$71,875	\$253,125	\$205,796	1.230	
4706-33-300-022	3890 MASON RD	2/7/2025	\$290,700	\$290,700	\$108,433	37.30	\$289,208	\$54,200	\$236,500	\$206,509	1.145	
4706-33-400-024	3090 MASON RD	9/18/2024	\$450,000	\$450,000	\$161,177	35.82	\$429,313	\$57,500	\$392,500	\$326,724	1.201	
Totals:			\$2,950,600	\$2,950,600	\$1,189,132		\$2,883,052		\$2,422,986	\$2,073,917		
						Sale. Ratio =>	40.30				E.C.F. =>	1.168
						Std. Dev. =>	5.22					

OUTLIERS

4706-26-100-041	1800 BREWER	10/13/2023	\$238,000	\$238,000	\$0	0.00	\$180,857	\$44,600	\$193,400	\$119,733	1.615
4706-31-300-042	5744 SUNTAR VALLEY	10/22/2024	\$435,000	\$435,000	\$146,219	33.61	\$360,235	\$50,000	\$385,000	\$276,027	1.395
4706-31-300-013	5744 SUNTAR VALLEY	10/22/2024	\$435,000	\$435,000	\$146,219	33.61	\$360,235	\$50,000	\$385,000	\$276,027	1.395
4706-30-300-015	1200 N TRUHN RD	3/7/2025	\$450,000	\$450,000	\$178,617	39.69	\$326,530	\$82,840	\$367,160	\$214,138	1.715

AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-06-300-019	5360 OWOSSO RD	10/12/2023	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$312,531	48.45	\$667,635	\$272,731	\$372,269	\$350,165	1.063	
4706-08-400-008	4443 W MARR RD	12/08/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,773	48.30	\$392,606	\$256,395	\$138,605	\$121,706	1.139	
4706-05-400-010	5195 N BURKHART	07/16/2023	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$357,416	55.85	\$675,194	\$330,875	\$309,125	\$310,255	0.996	
Totals:			\$1,680,000			\$1,680,000	\$860,720		\$1,735,435		\$819,999	\$782,126		
							Sale. Ratio =>	51.23					E.C.F. =>	1.048
							Std. Dev. =>	4.31					AG Building E.C.F. =>	1.200

*ROCKY POINT SHORES (DEVELOPMENTAL) - 2026 ECF is 1.00 No sales and old vacant improvements.

*Agricultural Building materials and labor support manual cost plus 20% from talking with farmers.

OUTLIERS

4706-34-100-004	739 SLEAFORD RD	05/04/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$122,031	28.71	\$348,591	\$249,974	\$175,026	\$81,501	2.148
-----------------	-----------------	------------	-----------	----	-----------------	-----------	-----------	-------	-----------	-----------	-----------	----------	-------

2026 LARGE INDUSTRIAL ECF (OVER 75,000 SF)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land	Bldg. Residual w/ Time Adj 5%	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
4706-27-400-010	2280 W GRAND RIVER	07/08/2021	\$7,300,000	\$6,800,000	\$640,594	\$7,637,663	\$7,813,060	0.978	154,040	\$49.58
4706-20-401-024	2211 GRAND COMMERCE DRIVE	5/30/2025	\$4,500,000	\$4,500,000	\$466,062	\$4,230,000	\$5,140,463	0.823	85,568	\$49.43
4706-28-401-028	1415 DURANT DR	02/03/2023	\$11,250,000	\$7,000,000	\$769,327	\$6,978,354	\$6,261,859	1.114	122,040	\$57.18
Totals:			\$23,050,000	\$18,300,000		\$18,846,017	\$19,215,382	E.C.F. =>		\$52.07
								0.981		

*TIME ADJUSTMENT
Sales Adjusted 6% per year outside of Sales Study

2026 SMALL INDUSTRIAL ECF (UNDER 75,000 SF)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$ w/ Time Adj*	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
4706-28-100-060	1892 HYDRALIC DR	03/04/2020	\$1,275,000	\$1,530,000	\$260,718	\$1,269,282	\$1,373,912	0.924	25,010	\$50.75
4706-28-301-029	1063 PACKARD	05/03/2024	\$1,580,000	\$1,580,000	\$83,707	\$1,496,293	\$885,756	1.689	16,402	\$91.23
4706-28-401-032	1240 PACKARD	06/02/2021	\$2,383,000	\$2,740,450	\$365,665	\$2,374,785	\$2,646,294	0.897	39,327	\$60.39
Totals:			\$5,238,000	\$5,850,450		\$5,140,360	\$4,905,962	E.C.F. =>		\$67.46
								1.048		

*TIME ADJUSTMENT
Sales Adjusted 5% per year outside of Sales Study

MAIN COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-20-100-027	4640 W GRAND RIVER	11/5/24	\$499,000	1.00	\$499,000	\$533,138	\$281,315	\$217,685	\$201,458	1.081
4706-28-300-027	3813 TRACTOR DRIVE	12/6/24	\$881,473	1.00	\$881,473	\$1,007,948	\$324,152	\$557,321	\$547,036	1.019
4706-28-100-024	3590 W GRAND RIVER	10/9/23	\$750,000	1.00	\$750,000	\$758,511	\$564,375	\$185,625	\$156,095	1.189
4706-28-100-011	2000 N BURKHART	4/15/22	\$1,200,000	1.05	\$1,260,000	\$988,764	\$579,625	\$680,375	\$409,139	1.663
4706-33-100-013	620 N BURKHART	12/27/21	\$400,000	1.20	\$480,000	\$472,248	\$117,250	\$362,750	\$282,998	1.282
Totals:			\$3,730,473		\$3,870,473	\$3,760,609		\$2,003,756	\$1,596,726	
E.C.F. =>										1.247

Use for Residential Converted to Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-25-200-011	675 E Highland	02/07/24	\$345,000	1.00	\$345,000	\$366,230	\$352,854	\$13,376	\$10,700	1.250
4717-36-304-004	Howell City	07/01/22	\$440,000	1.10	\$400,000	\$390,548	\$57,908	\$332,640	\$309,564	1.075
4717-36-401-006	Howell City	05/01/22	\$240,000	1.10	\$240,000	\$250,654	\$46,546	\$204,108	\$177,158	1.152
4717-36-404-026	Howell City	03/01/22	\$350,000	1.10	\$367,000	\$368,954	\$48,900	\$320,054	\$197,451	1.621
4718-31-104-009	Brighton City	02/01/23	\$445,000	1.05	\$467,250	\$465,987	\$115,384	\$350,603	\$309,206	1.134
Totals:			\$1,773,000		\$1,773,000	\$1,654,786	\$534,797	\$1,220,781	\$1,004,080	
E.C.F. =>										1.216

APARTMENTS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4717-35-203-114	HOWELL CITY	07/01/22	\$3,000,000	1.10	\$3,300,000	\$2,787,225	\$597,265	\$2,189,960	\$2,497,745	0.877
4706-33-300-016	396 N BURKHART	05/27/21	\$525,000	1.10	\$577,500	\$526,499	\$69,834	\$456,665	\$357,306	1.278
4706-33-300-020	472 N BURKHART	10/01/22	\$275,000	1.10	\$302,500	\$278,763	\$54,085	\$220,915	\$195,332	1.131
4706-12-300-012	566 E MARR	07/29/22	\$326,400	1.10	\$359,040	\$326,093	\$35,000	\$291,400	\$223,222	1.305
4718-31-104-017	BRIGHTON CITY	10/01/24	\$375,000	1.00	\$375,000	\$368,000	\$69,539	\$298,461	\$184,985	1.613
Totals:			\$4,501,400		\$4,914,040	\$4,286,581	\$825,723	\$3,457,401	\$3,458,590	
E.C.F. =>										1.000

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	1.300
Totals:			\$1,000,000	\$940,000	\$925,000	\$0	\$940,000	\$949,872	E.C.F. =>	0.990
										1.300

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

DUPLEX ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-12-300-012	566 E MARR	07/29/2022	\$326,400	1.10	\$359,040	\$253,498	\$57,500	\$301,540	\$271,330	1.111
4706-33-300-016	396 N BURKHART	05/27/2021	\$525,000	1.10	\$577,500	\$599,332	\$141,750	\$435,750	\$521,909	0.835
4706-33-300-020	472 N BURKHART	10/05/2022	\$275,000	1.10	\$302,500	\$328,587	\$162,400	\$140,100	\$210,952	0.664
		Totals:	\$1,126,400		\$1,239,040	\$1,181,417		\$877,390	\$1,004,191	
									E.C.F. =>	0.874

GAS STATION CONVENIENCE MARKET ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4708-28-200-020	HARTLAND TWP	12/01/22	\$2,755,000	1.00	\$2,755,000	\$2,345,617	\$741,619	\$1,912,228	\$976,288	1.959
4711-05-400-038	GENOA TWP	10/01/22	\$2,075,000	1.00	\$2,075,000	\$2,035,000	\$605,920	\$1,429,080	\$922,382	1.549
4706-28-302-001	1360 N BURKHART	12/06/24	\$4,407,000	1.00	\$4,407,000	\$2,810,472	\$798,000	\$3,609,000	\$2,410,910	1.497
4718-19-300-013	BRIGHTON CITY	09/01/22	\$2,935,000	1.00	\$2,935,000	\$2,429,000	\$769,038	\$2,096,828	\$949,631	2.208
		Totals:	\$12,172,000		\$12,172,000	\$9,620,089	\$2,914,577	\$9,047,136	\$5,259,211	
									E.C.F. =>	1.720

HEALTHCARE COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-26-200-020	1500 Byron Road	08/16/16	\$10,409,616	1.20	\$12,491,539	\$7,705,504	\$855,000	\$11,636,539	\$13,022,376	0.894
4718-31-400-053	BRIGHTON CITY	07/01/24	\$14,000,000	1.00	\$14,000,000	\$13,500,000	\$375,000	\$13,625,000	\$8,684,223	1.569
4715-25-300-002	HAMBURG TOWNSHIP	04/01/22	\$585,000	1.15	\$672,750	\$237,500	\$91,085	\$581,665	\$534,051	1.089
Totals:			\$24,994,616		\$27,164,289	\$21,443,004	\$1,321,085	\$25,843,204	\$22,240,650	
									E.C.F. =>	1.160

HOTEL AND OUTLET MALL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Time/Market Adj 12%
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	1.901
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	1.071
4712-07-626-007	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	1.149
		Totals:	\$15,350,000	\$15,350,000	\$13,541,049	\$1,971,453	\$13,190,269	\$10,296,214		
								MOTEL	E.C.F. =	1.435
								HOTEL (56%)		0.807

OUTLET MALL

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-29-400-008	1475 N BURKHART RD	4/14/2025	\$17,000,000	\$17,000,000	\$17,010,746	\$3,531,149	\$13,479,597	\$28,378,098	0.475
		Totals:	\$17,000,000			\$3,531,149	\$13,479,597	\$28,378,098	
								E.C.F.	0.475

MINI STORAGE COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-28-100-049	3835 W GRAND RIVER	10/31/23	\$2,369,500	1.00	\$2,369,500	\$2,556,844	\$632,469	\$1,737,031	\$1,282,916	1.354
4711-05-100-008	GENOA TWP	05/01/23	\$385,000	1.00	\$385,000	\$292,500	\$203,735	\$179,700	\$133,068	1.350
4706-26-100-013	1370 W HIGHLAND	11/4/21	\$6,393,524	1.00	\$4,795,143	\$4,895,260	\$800,000	\$3,995,143	\$2,538,872	1.574
Totals:			\$9,148,024		\$7,549,643	\$7,744,604	\$1,636,204	\$5,911,874	\$3,954,856	
E.C.F. =>										1.495

COMMERCIAL OFFICE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-20-100-001	4495 W GRAND RIVER	05/20/22	\$164,500	1.00	\$164,500	\$137,660	\$26,840	\$38,564	0.696
4711-11-300-003	6121 W GRAND RIVER	10/01/24	\$300,000	1.00	\$300,000	\$68,780	\$231,220	\$142,177	1.626
4711-09-101-003	Genoa Twp	12/01/24	\$375,000	1.00	\$375,000	\$75,512	\$299,488	\$246,068	1.217
4705-15-202-001	Handy Twp	12/01/24	\$525,000	1.00	\$525,000	\$80,000	\$445,000	\$534,555	0.832
Totals:			\$1,364,500		\$1,364,500	\$361,952	\$1,002,548	\$961,364	
								E.C.F. =>	1.043

RESTAURANT FAST FOOD ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4714-22-404-027	Putnam Twp	05/01/22	\$750,000	1.05	\$787,500	\$705,984	\$58,356	\$647,628	\$423,746	1.528
4708-16-101-041	Hartland Twp	05/01/24	\$300,000	1.00	\$300,000	\$300,000	\$21,179	\$278,821	\$191,021	1.460
4712-32-106-037	Brighton Twp	01/01/23	\$445,000	1.00	\$445,000	\$405,625	\$127,808	\$308,802	\$205,697	1.501
4714-22-404-055	Putnam Twp	02/01/25	\$480,000	1.00	\$480,000	\$480,000	\$113,940	\$358,524	\$457,001	0.785
Totals:			\$1,975,000		\$2,012,500	\$1,891,609	\$321,283	\$1,593,775	\$1,277,465	
								Restaurant	E.C.F. =>	1.240
								Fast Food+25%	E.C.F. =>	1.550