

**HOWELL
TOWNSHIP**

2024

ECF

STUDIES

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.		
4706-13-301-005	279 CIMARRON DRIVE	05/26/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$119,757	36.29	\$296,266	\$47,807	\$282,193	\$231,340	1.220		
4706-13-301-012	307 CIMARRON DRIVE	11/04/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$123,200	38.26	\$305,787	\$43,214	\$278,786	\$244,481	1.140		
4706-13-301-021	3475 AMBER OAKS DRIVE	06/18/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$128,500	39.54	\$339,818	\$44,333	\$280,667	\$275,126	1.020		
4706-13-301-022	3477 AMBER OAKS DRIVE	06/23/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$119,000	36.62	\$294,703	\$44,907	\$280,093	\$232,585	1.204		
4706-13-301-024	3483 AMBER OAKS DRIVE	08/12/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$133,996	43.22	\$310,099	\$61,088	\$248,912	\$231,854	1.074		
4706-13-301-029	3505 AMBER OAKS DRIVE	07/26/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,100	39.36	\$293,787	\$44,464	\$250,536	\$232,144	1.079		
4706-13-301-037	3466 AMBER OAKS DRIVE	02/25/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$143,400	40.17	\$357,492	\$45,763	\$311,237	\$290,250	1.072		
4706-13-301-054	288 CIMARRON DRIVE	09/17/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,500	48.87	\$304,308	\$44,498	\$220,502	\$241,909	0.912		
4706-13-301-058	308 CIMARRON DRIVE	08/31/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$117,000	39.66	\$290,182	\$43,550	\$251,450	\$229,639	1.095		
Totals:			\$2,824,000			\$2,824,000	\$1,130,453		\$2,792,442		\$2,404,376	\$2,209,328			
								Sale. Ratio =>	40.03					E.C.F. =>	1.088
								Std. Dev. =>	3.83						

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.
4706-13-301-068	335 SUNBURY DRIVE	06/13/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$115,600	33.51	\$270,938	\$47,343	\$297,657	\$228,625	1.302
4706-13-301-076	371 SUNBURY DRIVE	09/08/21	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$122,600	40.21	\$294,131	\$41,817	\$263,083	\$257,990	1.020
4706-13-301-124	3688 WESCOTT CT	06/29/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$144,200	48.55	\$325,031	\$51,204	\$245,796	\$279,987	0.878
4706-13-301-133	3707 WESCOTT CT	04/11/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$146,904	43.21	\$337,048	\$43,550	\$296,450	\$300,100	0.988
4706-13-301-137	364 SUNBURY DRIVE	08/30/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$134,379	37.33	\$309,857	\$46,473	\$313,527	\$269,309	1.164
4706-13-301-138	358 SUNBURY DRIVE	07/06/22	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$143,867	38.62	\$329,302	\$46,525	\$325,975	\$289,138	1.127
4706-13-301-179	3681 AMBER OAKS DRIVE	05/12/22	\$344,026	CD	03-ARM'S LENGTH	\$344,026	\$136,801	39.76	\$312,949	\$46,900	\$297,126	\$272,034	1.092
4706-13-301-180	3687 AMBER OAKS DRIVE	05/12/22	\$345,176	CD	03-ARM'S LENGTH	\$345,176	\$141,709	41.05	\$324,492	\$46,900	\$298,276	\$283,836	1.051
4706-13-301-182	3695 AMBER OAKS DRIVE	05/12/22	\$325,616	CD	03-ARM'S LENGTH	\$325,616	\$136,232	41.84	\$311,611	\$46,900	\$278,716	\$270,666	1.030
4706-13-301-187	3680 AMBER OAKS DRIVE	03/09/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$154,900	40.13	\$372,000	\$46,900	\$339,100	\$332,413	1.020
4706-13-301-190	3668 AMBER OAKS DRIVE	05/12/22	\$330,219	CD	03-ARM'S LENGTH	\$330,219	\$141,709	42.91	\$324,492	\$46,900	\$283,319	\$283,836	0.998
4706-13-301-194	3646 AMBER OAKS DRIVE	02/16/22	\$403,500	WD	03-ARM'S LENGTH	\$403,500	\$166,600	41.29	\$403,117	\$62,997	\$340,503	\$347,771	0.979
4706-13-301-203	3598 AMBER OAKS DRIVE	05/13/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$158,297	41.01	\$363,971	\$44,270	\$341,730	\$326,893	1.045
4706-13-301-205	3588 AMBER OAKS DRIVE	01/28/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$157,758	42.64	\$362,056	\$47,264	\$322,736	\$321,873	1.003
4706-13-301-219	335 KEENEN CT	12/22/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$121,900	37.51	\$297,436	\$51,734	\$273,266	\$251,229	1.088
4706-13-301-225	3524 AMBER OAKS DRIVE	12/03/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$163,500	43.60	\$393,715	\$43,550	\$331,450	\$358,042	0.926
Totals:			\$5,609,937			\$5,609,937	\$2,286,956		\$5,332,146		\$4,848,710	\$4,673,741	
							Sale. Ratio =>	40.77				E.C.F. =>	1.037
							Std. Dev. =>	3.32					

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.
4706-13-301-080	387 SUNBURY DRIVE	08/11/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$122,491	39.51	\$281,031	\$43,550	\$266,450	\$235,130	1.133
4706-13-301-127	3673 WESCOTT CT	06/09/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$127,100	37.38	\$310,976	\$52,490	\$287,510	\$255,927	1.123
4706-13-301-130	3695 WESCOTT CT	09/13/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,300	36.66	\$288,308	\$43,550	\$276,450	\$242,335	1.141
4706-13-301-136	368 SUNBURY DRIVE	09/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$123,894	40.62	\$291,287	\$45,570	\$259,430	\$243,284	1.066
4706-13-301-141	3513 AMBER OAKS DRIVE	08/19/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$123,100	39.72	\$299,601	\$55,290	\$254,610	\$241,892	1.053
4706-13-301-163	3565 AMBER OAKS DRIVE	10/11/22	\$308,900	WD	03-ARM'S LENGTH	\$308,900	\$126,752	41.03	\$290,969	\$45,164	\$263,736	\$243,371	1.084
4706-13-301-214	336 KEENEN CT	10/28/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$115,072	37.73	\$263,152	\$49,613	\$255,387	\$211,425	1.208
Totals:			\$2,198,800			\$2,198,800	\$855,709		\$2,025,324		\$1,863,573	\$1,673,363	
							Sale. Ratio =>	38.92				E.C.F. =>	1.114
							Std. Dev. =>	1.70					

BARRON ROAD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-101-001	460 DAMA VIEW COURT	07/28/2022	\$200,000	\$468,500	\$468,441	\$62,557	\$405,943	\$484,348	0.838
Totals:			\$200,000	\$468,500	\$468,441		\$405,943	\$484,348	
								E.C.F. =>	0.838

*Not enough Sales data to warrant change. Leave 2023 ECF in place.

CENTRAL METES AND 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.
4706-14-200-003	230 W BARRON	11/04/22	\$208,800	WD	03-ARM'S LENGTH	\$208,800	\$102,706	49.19	\$232,244	\$44,400	\$164,400	\$191,678	0.858
4706-14-200-003	230 W BARRON	11/29/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$102,706	40.28	\$232,244	\$44,400	\$210,600	\$191,678	1.099
4706-14-200-007	1278 W BARRON	06/03/21	\$376,500	WD	03-ARM'S LENGTH	\$376,500	\$152,900	40.61	\$371,395	\$130,133	\$246,367	\$246,186	1.001
4706-14-300-004	3501 BYRON	03/09/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$96,300	28.58	\$294,321	\$44,400	\$292,600	\$255,021	1.147
4706-14-300-010	1301 W BARRON	06/30/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$130,765	40.86	\$313,260	\$131,765	\$188,235	\$185,199	1.016
4706-14-300-020	1799 W BARRON	03/16/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$217,200	47.74	\$462,353	\$59,797	\$395,203	\$410,771	0.962
4706-14-300-032	1485 W BARRON	02/14/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$177,233	38.95	\$398,380	\$98,534	\$356,466	\$305,965	1.165
4706-14-400-031	3107 OAK GROVE RD	09/28/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,200	47.56	\$412,627	\$55,500	\$304,500	\$364,415	0.836
4706-15-400-027	3311 BREWER	08/27/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$104,400	43.50	\$255,062	\$52,542	\$187,458	\$206,653	0.907
4706-16-300-014	3628 WARNER	07/19/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$198,700	44.16	\$485,691	\$102,935	\$347,065	\$390,567	0.889
4706-16-300-027	3778 WARNER	04/29/22	\$452,500	WD	03-ARM'S LENGTH	\$452,500	\$195,016	43.10	\$449,941	\$103,010	\$349,490	\$354,011	0.987
4706-16-300-037	3870 WARNER	06/10/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$169,484	33.90	\$436,963	\$71,131	\$428,869	\$373,298	1.149
4706-16-300-056	3778 WARNER	02/03/23	\$517,900	WD	03-ARM'S LENGTH	\$517,900	\$198,942	38.41	\$433,060	\$78,479	\$439,421	\$361,817	1.214
4706-16-400-015	3312 WARNER	08/19/22	\$312,000	WD	03-ARM'S LENGTH	\$290,000	\$119,640	41.26	\$278,286	\$72,853	\$217,147	\$209,626	1.036
4706-17-400-019	3581 N BURKHART	11/24/21	\$466,895	WD	03-ARM'S LENGTH	\$466,895	\$231,000	49.48	\$520,815	\$164,697	\$302,198	\$363,386	0.832
4706-19-100-013	5799 WARNER	11/15/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$130,212	38.31	\$302,143	\$69,544	\$270,356	\$237,346	1.139
4706-19-100-032	5952 LAYTON	01/09/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$134,504	42.05	\$311,717	\$64,225	\$255,675	\$252,543	1.012
4706-19-400-011	2356 BURKE	08/11/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,200	40.65	\$208,296	\$44,400	\$140,600	\$167,241	0.841
4706-19-400-011	2356 BURKE	02/22/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$81,725	32.69	\$208,296	\$44,400	\$205,600	\$167,241	1.229
4706-20-101-016	4570 EMMONS	09/28/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$62,500	31.09	\$166,270	\$41,625	\$159,375	\$127,189	1.253
4706-21-100-036	3572 BOWEN	10/01/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$101,300	34.69	\$270,800	\$50,000	\$240,000	\$225,306	1.074
4706-21-300-008	3875 W GRAND RIVER	02/17/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$67,100	31.95	\$170,888	\$35,576	\$174,424	\$138,073	1.263
4706-21-400-010	3445 BOWEN	09/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$93,885	31.30	\$316,822	\$97,263	\$202,737	\$224,040	0.905
4706-22-100-012	2552 BOWEN	03/24/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,987	39.45	\$333,460	\$69,650	\$295,350	\$269,194	1.097
4706-22-300-009	2634 POPPLE LANE	09/21/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$165,200	38.42	\$389,059	\$74,770	\$355,230	\$320,703	1.108
4706-22-300-037	2290 TOOLEY	10/21/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$116,637	40.22	\$270,493	\$60,168	\$229,832	\$214,617	1.071
4706-22-300-052	2530 TOOLEY	11/03/21	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$170,900	34.19	\$482,534	\$45,000	\$454,900	\$446,463	1.019
4706-22-400-002	2031 BREWER	09/19/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$144,402	41.73	\$335,445	\$98,015	\$247,985	\$242,276	1.024
4706-23-300-039	1410 HENDERSON	05/06/22	\$660,700	WD	03-ARM'S LENGTH	\$660,700	\$301,944	45.70	\$693,519	\$81,250	\$579,450	\$624,764	0.927
4706-23-400-009	2506 ARMOND	10/04/21	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$117,800	31.58	\$341,758	\$110,783	\$262,217	\$235,689	1.113
4706-24-100-006	2975 MONTEREY COURT	07/13/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,967	44.85	\$360,026	\$79,625	\$270,375	\$286,123	0.945
4706-24-100-008	2990 MONTEREY COURT	12/20/22	\$393,500	WD	03-ARM'S LENGTH	\$393,500	\$155,845	39.60	\$386,739	\$81,250	\$312,250	\$311,723	1.002
4706-24-300-001	2024 OAK GROVE RD	08/26/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$141,698	36.80	\$326,159	\$111,710	\$273,290	\$218,826	1.249
4706-24-400-019	2660 FISHER RD	09/06/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$136,315	34.08	\$341,957	\$55,038	\$344,962	\$292,775	1.178
4706-27-100-011	2503 POPPLE LANE	08/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$165,722	41.43	\$393,116	\$136,726	\$263,274	\$261,622	1.006
4706-27-200-002	2180 W HIGHLAND	09/22/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,300	36.18	\$278,054	\$96,457	\$183,543	\$185,303	0.991
Totals:			\$12,955,495			\$12,955,495	\$5,133,335		\$12,464,193		\$10,153,444	\$9,859,329	
							Sale. Ratio =>	39.62				E.C.F. =>	1.030
							Std. Dev. =>	5.41					

OUTLIERS

4706-27-100-024	1880 TOOLEY	08/18/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$109,600	26.10	\$315,025	\$99,881	\$320,119	\$219,535	1.458
4706-27-100-024	1880 TOOLEY	03/24/23	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$137,034	31.00	\$315,025	\$99,881	\$342,119	\$219,535	1.558
4706-23-200-012	2972 BYRON	04/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$84,200	30.62	\$208,505	\$65,360	\$209,640	\$146,066	1.435
4706-16-400-030	3228 WARNER	04/21/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$152,000	49.51	\$382,333	\$80,030	\$226,970	\$308,472	0.736
4706-14-300-008	3131 BYRON	08/20/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$71,400	23.88	\$234,770	\$70,017	\$228,983	\$168,115	1.362
4706-27-100-012	2500 POPPLE LANE	12/01/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$141,230	35.75	\$310,498	\$64,658	\$330,342	\$250,857	1.317
4706-24-300-041	2426 FISHER RD	02/03/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$108,192	33.81	\$247,982	\$44,400	\$275,600	\$207,737	1.327

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.
4706-26-202-029	712 OLDE ENGLISH CIRCLE	03/24/23	\$189,100	WD	03-ARM'S LENGTH	\$189,100	\$81,136	42.91	\$191,397	\$15,000	\$174,100	\$145,903	1.193
4706-26-202-044	684 OLDE ENGLISH CIRCLE	08/25/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,876	37.72	\$198,310	\$15,000	\$210,000	\$151,621	1.385
4706-26-202-096	560 OLDE ENGLISH CIRCLE	01/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,900	41.06	\$180,534	\$15,000	\$165,000	\$136,918	1.205
4706-26-202-114	603 OLDE ENGLISH CIRCLE	05/11/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$75,218	40.12	\$176,146	\$15,000	\$172,500	\$133,289	1.294
4706-26-202-119	617 OLDE ENGLISH CIRCLE	12/15/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$81,136	40.59	\$189,740	\$15,000	\$184,900	\$144,533	1.279
Totals:			\$981,500			\$981,500	\$396,266		\$936,127		\$906,500	\$712,264	
								Sale. Ratio =>	40.37				
								Std. Dev. =>	1.87				
E.C.F. =>													1.273

OUTLIERS

4706-26-202-115	609 OLDE ENGLISH CIRCLE	12/29/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$75,218	34.19	\$176,146	\$15,000	\$205,000	\$133,289	1.538
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ENGLISH GARDENS UL

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.
4706-26-202-006	782 OLDE ENGLISH CIRCLE	08/29/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,176	39.59	\$186,293	\$15,000	\$185,000	\$147,033	1.258
4706-26-202-010	794 OLDE ENGLISH CIRCLE	09/13/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,208	38.95	\$156,341	\$15,000	\$155,000	\$121,323	1.278
4706-26-202-014	740 OLDE ENGLISH CIRCLE	09/28/22	\$205,000	WD	02-ABATED	\$205,000	\$77,767	37.94	\$183,045	\$15,000	\$190,000	\$144,245	1.317
4706-26-202-023	762 OLDE ENGLISH CIRCLE	04/28/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,700	46.26	\$173,830	\$15,000	\$140,000	\$136,335	1.027
4706-26-202-023	762 OLDE ENGLISH CIRCLE	12/20/21	\$175,000	WD	09-FAMILY	\$175,000	\$71,700	40.97	\$173,830	\$15,000	\$160,000	\$136,335	1.174
4706-26-202-031	720 OLDE ENGLISH CIRCLE	01/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,500	44.29	\$185,873	\$15,000	\$160,000	\$146,672	1.091
4706-26-202-039	670 OLDE ENGLISH CIRCLE	03/24/22	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$64,900	36.56	\$156,341	\$15,000	\$162,500	\$121,323	1.339
4706-26-202-039	670 OLDE ENGLISH CIRCLE	05/26/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$66,208	39.65	\$156,341	\$15,000	\$152,000	\$121,323	1.253
4706-26-202-045	686 OLDE ENGLISH CIRCLE	01/24/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$68,432	38.04	\$161,475	\$15,000	\$164,900	\$125,730	1.312
4706-26-202-050	634 OLDE ENGLISH CIRCLE	09/16/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$71,700	42.43	\$176,096	\$15,000	\$154,000	\$138,280	1.114
4706-26-202-055	648 OLDE ENGLISH CIRCLE	11/10/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$78,994	38.16	\$185,873	\$15,000	\$192,000	\$146,672	1.309
4706-26-202-057	652 OLDE ENGLISH CIRCLE	06/04/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$68,600	43.69	\$162,506	\$15,000	\$142,000	\$126,615	1.122
4706-26-202-064	606 OLDE ENGLISH CIRCLE	04/22/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,432	38.02	\$161,475	\$15,000	\$165,000	\$125,730	1.312
4706-26-202-069	620 OLDE ENGLISH CIRCLE	10/19/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$67,100	41.17	\$161,475	\$15,000	\$148,000	\$125,730	1.177
4706-26-202-074	570 OLDE ENGLISH CIRCLE	02/27/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,836	44.02	\$174,913	\$15,000	\$155,000	\$137,264	1.129
4706-26-202-079	584 OLDE ENGLISH CIRCLE	10/03/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,716	43.09	\$187,535	\$15,000	\$170,000	\$148,099	1.148
4706-26-202-100	508 OLDE ENGLISH CIRCLE	04/12/21	\$150,000	WD	09-FAMILY	\$150,000	\$68,100	45.40	\$164,386	\$15,000	\$135,000	\$128,228	1.053
4706-26-202-111	597 OLDE ENGLISH CIRCLE	07/08/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,994	37.77	\$160,464	\$15,000	\$165,000	\$124,862	1.321
4706-26-202-117	613 OLDE ENGLISH CIRCLE	09/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,900	43.27	\$155,540	\$15,000	\$135,000	\$120,635	1.119
Totals:			\$3,315,400			\$3,315,400	\$1,353,963		\$3,223,632		\$3,030,400	\$2,522,431	
							Sale. Ratio =>	40.84				E.C.F. =>	1.201
							Std. Dev. =>	2.97					

OUTLIERS

4706-26-202-113	601 OLDE ENGLISH CIRCLE	02/24/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$76,626	35.64	\$180,410	\$15,000	\$200,000	\$141,983	1.409
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FOXHILLS, BROADACRE, CRESTWOOD, AND CRANCROFT

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.
4706-27-301-009	1248 FOX HILLS DR	08/30/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$199,040	49.15	\$429,205	\$65,617	\$339,383	\$348,933	0.973
4706-27-301-010	1232 FOX HILLS DR	04/02/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$199,600	54.24	\$446,496	\$79,199	\$288,801	\$352,492	0.819
4706-27-301-027	1235 FOX HILLS DR	10/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$150,337	37.58	\$401,900	\$46,736	\$353,264	\$340,848	1.036
4706-27-302-003	1017 WILLOW LANE	12/30/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$116,742	39.04	\$273,813	\$32,328	\$266,672	\$231,751	1.151
4706-27-302-016	1095 WILLOW LANE	08/01/22	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$109,129	38.99	\$256,686	\$39,809	\$240,091	\$208,135	1.154
4706-27-302-028	1114 WILLOW LANE	01/12/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$94,800	35.24	\$239,878	\$40,042	\$228,958	\$191,781	1.194
4706-27-302-033	1060 WILLOW LANE	07/23/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,000	35.00	\$342,484	\$38,976	\$281,024	\$291,274	0.965
4706-27-402-005	1330 CRESTWOOD	10/28/22	\$366,500	WD	03-ARM'S LENGTH	\$366,500	\$145,666	39.75	\$343,017	\$46,570	\$319,930	\$284,498	1.125
Totals:			\$2,707,400			\$2,707,400	\$1,127,314		\$2,733,479	\$389,277	\$2,318,123	\$2,249,714	
							Sale. Ratio =>	41.64				E.C.F. =>	1.030
							Std. Dev. =>	6.88					

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.
4706-27-303-003	1341 SHIRE CT	01/05/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$75,895	42.88	\$174,617	\$15,000	\$162,000	\$144,712	1.119
4706-27-303-023	1405 SHIRE CT	07/16/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$92,200	46.33	\$222,835	\$15,000	\$184,000	\$188,427	0.977
4706-27-303-031	1324 STEEPLECHASE CT	07/19/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$79,800	46.94	\$189,897	\$15,000	\$155,000	\$158,565	0.978
4706-27-303-040	1321 STEEPLECHASE CT	05/19/21	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$84,500	43.90	\$204,652	\$15,000	\$177,500	\$171,942	1.032
4706-27-303-041	1327 STEEPLECHASE CT	12/15/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,200	38.63	\$192,023	\$15,000	\$190,000	\$160,492	1.184
4706-27-303-057	1414 STEEPLECHASE CT	08/30/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$80,100	44.13	\$191,105	\$15,000	\$166,500	\$159,660	1.043
Totals:			\$1,125,000			\$1,125,000	\$491,695		\$1,175,129		\$1,035,000	\$983,798	
								Sale. Ratio =>	43.71				
								Std. Dev. =>	4.90				
E.C.F. =>													1.052

OUTLIERS

4706-27-303-039	1315 STEEPLECHASE CT	09/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$93,115	33.86	\$212,737	\$15,000	\$260,000	\$179,272	1.450
4706-27-303-073	1471 STEEPLECHASE CT	08/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,310	54.62	\$224,401	\$15,000	\$165,000	\$189,847	0.869

JONATHANS 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.
4706-28-402-012	1322 DUFREE BLVD	11/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,300	41.35	\$168,051	\$20,000	\$150,000	\$140,599	1.067
4706-28-402-046	3122 KNEELAND CIRCLE	07/12/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,100	43.00	\$174,632	\$20,000	\$150,000	\$146,849	1.021
4706-28-402-048	3118 KNEELAND CIRCLE	07/15/22	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$71,769	42.85	\$168,051	\$20,000	\$147,500	\$140,599	1.049
4706-28-402-051	3134 KNEELAND CIRCLE	10/08/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,900	41.12	\$167,554	\$20,000	\$150,000	\$140,127	1.070
4706-28-402-055	3148 KNEELAND CIRCLE	07/21/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$73,100	43.51	\$175,944	\$20,000	\$148,000	\$148,095	0.999
4706-28-402-055	3148 KNEELAND CIRCLE	03/16/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$75,195	38.56	\$175,944	\$20,000	\$175,000	\$148,095	1.182
4706-28-402-056	3146 KNEELAND CIRCLE	06/11/21	\$187,900	WD	03-ARM'S LENGTH	\$187,900	\$80,200	42.68	\$191,269	\$20,000	\$167,900	\$162,649	1.032
4706-28-402-065	1018 SHIAWASSEE CIRCLE	09/27/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$79,600	47.10	\$189,946	\$20,000	\$149,000	\$161,392	0.923
4706-28-402-066	1020 SHIAWASSEE CIRCLE	07/09/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$70,300	38.73	\$167,175	\$20,000	\$161,500	\$139,767	1.155
4706-28-402-068	1026 SHIAWASSEE CIRCLE	08/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,200	44.56	\$190,890	\$20,000	\$160,000	\$162,289	0.986
4706-28-402-069	1024 SHIAWASSEE CIRCLE	03/16/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$71,331	36.21	\$167,043	\$20,000	\$177,000	\$139,642	1.268
4706-28-402-072	1030 SHIAWASSEE CIRCLE	05/04/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,400	44.00	\$168,330	\$20,000	\$140,000	\$140,864	0.994
4706-28-402-097	3314 KNEELAND CIRCLE	10/05/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,100	44.30	\$173,624	\$20,000	\$145,000	\$145,892	0.994
4706-28-402-102	3324 KNEELAND CIRCLE	12/13/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$71,769	39.89	\$168,051	\$20,000	\$159,900	\$140,599	1.137
4706-28-402-103	3332 KNEELAND CIRCLE	02/07/23	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$75,323	38.93	\$176,238	\$20,000	\$173,500	\$148,374	1.169
4706-28-402-137	3418 KNEELAND CIRCLE	11/11/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$80,700	43.39	\$192,472	\$20,000	\$166,000	\$163,791	1.013
4706-28-402-138	3420 KNEELAND CIRCLE	07/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,769	39.87	\$168,051	\$20,000	\$160,000	\$140,599	1.138
4706-28-402-140	3426 KNEELAND CIRCLE	02/28/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,700	43.94	\$178,478	\$20,000	\$150,000	\$150,501	0.997
4706-28-402-155	3464 KNEELAND CIRCLE	04/16/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$80,200	44.80	\$191,269	\$20,000	\$159,000	\$162,649	0.978
4706-28-402-158	3476 KNEELAND CIRCLE	05/27/21	\$181,127	WD	03-ARM'S LENGTH	\$181,127	\$80,200	44.28	\$191,269	\$20,000	\$161,127	\$162,649	0.991
4706-28-402-172	1136 RIAL LAKE DR	12/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,300	43.12	\$175,121	\$20,000	\$150,000	\$147,313	1.018
4706-28-402-173	1138 RIAL LAKE DR	04/26/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,765	40.88	\$188,743	\$20,000	\$180,000	\$160,250	1.123
4706-28-402-180	1150 RIAL LAKE DR	01/27/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,300	42.00	\$165,731	\$20,000	\$145,000	\$138,396	1.048
4706-28-402-181	3411 KNEELAND CIRCLE	05/17/22	\$190,501	WD	03-ARM'S LENGTH	\$190,501	\$75,141	39.44	\$175,819	\$20,000	\$170,501	\$147,976	1.152
4706-28-402-191	3401 KNEELAND CIRCLE	03/14/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$80,600	38.02	\$192,353	\$20,000	\$192,000	\$163,678	1.173
4706-28-402-194	3377 KNEELAND CIRCLE	08/20/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$80,200	41.13	\$191,949	\$20,000	\$175,000	\$163,294	1.072
4706-28-402-197	3383 KNEELAND CIRCLE	04/29/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$81,244	40.83	\$189,870	\$20,000	\$179,000	\$161,320	1.110
4706-28-402-199	3361 KNEELAND CIRCLE	10/31/22	\$190,500	WD	03-ARM'S LENGTH	\$190,500	\$74,626	39.17	\$174,632	\$20,000	\$170,500	\$146,849	1.161
4706-28-402-203	3369 KNEELAND CIRCLE	05/04/22	\$180,000	WD	09-FAMILY	\$180,000	\$80,845	44.91	\$188,950	\$20,000	\$160,000	\$160,446	0.997
4706-28-402-208	3275 KNEELAND CIRCLE	08/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,626	41.46	\$174,632	\$20,000	\$160,000	\$146,849	1.090
4706-28-402-221	3165 KNEELAND CIRCLE	12/21/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,200	44.56	\$191,269	\$20,000	\$160,000	\$162,649	0.984
4706-28-402-237	1114 RIAL LAKE DR	01/31/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,769	39.87	\$167,175	\$20,000	\$160,000	\$139,767	1.145
4706-28-402-241	1117 RIAL LAKE DR	10/27/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$73,100	43.77	\$174,632	\$20,000	\$147,000	\$146,849	1.001
4706-28-402-245	1121 RIAL LAKE DR	06/08/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,700	47.70	\$187,282	\$20,000	\$145,000	\$158,862	0.913
Totals:			\$6,124,428			\$6,124,428	\$2,568,572		\$6,082,439		\$5,444,428	\$5,130,521	
							Sale. Ratio =>	41.94				E.C.F. =>	1.061
							Std. Dev. =>	2.65					

OUTLIERS

4706-28-402-001	1302 DUFREE BLVD	11/08/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,100	50.41	\$174,632	\$20,000	\$125,000	\$146,849	0.851
4706-28-402-156	3462 KNEELAND CIRCLE	02/09/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,769	35.01	\$168,051	\$20,000	\$185,000	\$140,599	1.316
4706-28-402-035	3088 KNEELAND CIRCLE	11/28/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,686	34.74	\$174,771	\$20,000	\$195,000	\$146,981	1.327
4706-28-402-170	1132 RIAL LAKE DR	04/29/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,200	48.61	\$191,269	\$20,000	\$145,000	\$162,649	0.891

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	\$199,307	\$48,000	\$142,000	\$139,453	1.018
4706-05-201-033	5749 CRANDALL	10/11/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,500	41.73	\$256,035	\$49,629	\$210,371	\$190,236	1.106
4706-05-201-038	5789 CRANDALL	07/02/21	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$102,400	43.59	\$253,668	\$49,629	\$185,271	\$188,054	0.985
4706-05-201-045	5843 CRANDALL	10/12/21	\$275,000	WD	03-ARM'S LENGTH	\$250,000	\$92,500	37.00	\$242,732	\$41,358	\$208,642	\$185,598	1.124
4706-05-202-013	4161 W ALLEN	01/06/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,208	36.26	\$200,648	\$36,000	\$199,000	\$151,749	1.311
Totals:			\$1,194,900			\$1,169,900	\$470,508		\$1,152,390		\$945,284	\$855,091	
								Sale. Ratio =>	40.22			E.C.F. =>	1.105
								Std. Dev. =>	3.46				

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.		
4706-11-401-010	4330 MARWOOD DR	03/09/22	\$376,200	WD	03-ARM'S LENGTH	\$376,200	\$154,100	40.96	\$403,695	\$106,553	\$269,647	\$290,461	0.928		
4706-11-401-027	540 W MARR	09/22/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$108,325	34.94	\$285,413	\$66,742	\$243,258	\$213,755	1.138		
Totals:			\$686,200			\$686,200	\$262,425		\$689,108		\$512,905	\$504,216			
								Sale. Ratio =>	38.24					E.C.F. =>	1.017
								Std. Dev. =>	4.26						

OUTLIER

4706-11-401-026	600 W MARR	06/27/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$101,316	29.81	\$260,207	\$53,636	\$286,264	\$201,927	1.418
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NORTH METES AND 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.
4706-01-200-007	5683 FISHER RD	10/07/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$128,800	27.40	\$424,098	\$54,000	\$416,000	\$373,083	1.115
4706-01-400-007	5635 FISHER RD	03/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$123,235	38.51	\$293,294	\$108,375	\$211,625	\$186,410	1.135
4706-02-200-005	5725 OAK GROVE RD	02/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$103,000	34.33	\$259,617	\$80,718	\$219,282	\$180,342	1.216
4706-03-100-011	2600 W EASON	08/24/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$145,300	37.74	\$365,540	\$133,299	\$251,701	\$234,114	1.075
4706-03-200-022	2115 W ALLEN	07/23/21	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$177,400	35.27	\$532,724	\$62,796	\$440,204	\$473,718	0.929
4706-03-300-002	5183 BYRON	12/15/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,400	36.11	\$358,048	\$172,245	\$177,755	\$187,301	0.949
4706-03-400-032	5640 BYRON	05/03/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$93,100	33.73	\$230,475	\$50,000	\$226,000	\$181,930	1.242
4706-04-400-013	3320 RIVERTON DR	06/29/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$266,700	46.38	\$648,604	\$137,401	\$437,599	\$515,326	0.849
4706-05-100-017	4701 W ALLEN	08/30/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$178,560	43.55	\$418,343	\$189,109	\$220,891	\$231,083	0.956
4706-05-300-022	5630 FLEMING	10/28/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$115,400	43.55	\$272,701	\$44,400	\$220,600	\$230,142	0.959
4706-05-400-006	5551 N BURKHART	07/23/21	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$53,700	26.52	\$185,478	\$59,121	\$143,379	\$127,376	1.126
4706-08-100-003	4546 FLEMING	06/29/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$86,800	37.90	\$214,850	\$44,400	\$184,600	\$171,825	1.074
4706-08-100-006	4572 N FLEMING	08/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,577	36.23	\$203,042	\$44,400	\$205,600	\$159,921	1.286
4706-08-100-007	4970 W MARR	05/25/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$77,292	37.34	\$172,737	\$44,400	\$162,600	\$129,372	1.257
4706-09-100-014	4900 N BURKHART	06/04/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,400	43.42	\$288,413	\$50,000	\$225,000	\$240,336	0.936
4706-09-200-028	3158 W MARR	07/29/22	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$190,942	34.78	\$510,999	\$128,125	\$420,875	\$385,962	1.090
4706-09-400-010	4213 INDIAN CAMP TRAIL	04/14/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,900	48.95	\$440,070	\$113,755	\$276,245	\$328,947	0.840
4706-11-200-002	4655 OAK GROVE RD	12/23/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,200	41.91	\$220,124	\$71,775	\$148,225	\$149,545	0.991
4706-12-300-005	626 E MARR	09/27/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$185,193	48.74	\$397,370	\$44,400	\$335,600	\$355,817	0.943
4706-12-400-022	1513 E MARR	06/22/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$184,630	54.46	\$379,172	\$34,300	\$304,700	\$347,653	0.876
4706-12-400-025	828 E MARR	08/29/22	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$186,941	43.88	\$415,582	\$47,175	\$378,825	\$371,378	1.020
4706-12-400-031	1013 E MARR	10/31/22	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$392,229	46.42	\$896,951	\$94,868	\$750,132	\$808,551	0.928
4706-13-400-019	830 MARLENE DRIVE	02/03/23	\$200,600	WD	03-ARM'S LENGTH	\$200,600	\$82,924	41.34	\$186,000	\$44,400	\$156,200	\$142,742	1.094
4706-13-400-021	3423 FISHER RD	06/14/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$85,560	45.51	\$200,482	\$44,400	\$143,600	\$157,341	0.913
Totals:			\$8,555,100			\$8,555,100	\$3,477,183		\$8,514,714		\$6,657,238	\$6,670,214	
								Sale. Ratio =>	40.64	E.C.F. =>			0.998
								Std. Dev. =>	6.74				

OUTLIERS

4706-03-100-015	5787 BYRON	01/06/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$112,507	33.58	\$258,045	\$56,925	\$278,075	\$202,742	1.372
4706-05-300-013	5190 FLEMING	06/17/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$76,364	33.20	\$171,834	\$57,451	\$172,549	\$115,305	1.496
4706-06-400-042	5525 FLEMING	04/11/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$159,448	35.43	\$311,317	\$103,914	\$346,086	\$209,076	1.655
4706-13-400-004	3195 FISHER RD	01/13/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$48,158	56.66	\$115,846	\$59,455	\$25,545	\$56,846	0.449
4706-09-300-011	4211 CRANDALL	01/14/22	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$170,600	31.36	\$407,235	\$40,000	\$504,000	\$370,197	1.361
4706-13-200-017	3995 FISHER RD	05/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$148,000	50.17	\$375,676	\$133,141	\$161,859	\$244,491	0.662
4706-01-100-039	178 E ALLEN	06/30/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$169,095	26.84	\$509,793	\$161,968	\$468,032	\$350,630	1.335
4706-09-100-012	4600 N BURKHART	06/06/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,171	35.73	\$188,125	\$50,000	\$180,000	\$139,239	1.293

OAKGROVE 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.
4706-13-302-030	3071 IVY WOOD CIRCLE	03/08/23	\$380,050	WD	03-ARM'S LENGTH	\$380,050	\$25,125	6.61	\$340,487	\$55,945	\$324,105	\$283,691	1.142
4706-13-302-020	3037 IVY WOOD CIRCLE	01/05/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$26,300	7.74	\$329,322	\$58,450	\$281,450	\$270,062	1.042
4706-13-302-036	3095 IVY WOOD CIRCLE	01/18/23	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$26,250	7.00	\$331,915	\$58,450	\$316,450	\$272,647	1.161
4706-13-302-042	3119 IVY WOOD CIRCLE	05/12/22	\$344,026	CD	03-ARM'S LENGTH	\$344,026	\$145,692	42.35	\$337,969	\$58,450	\$285,576	\$278,683	1.025
4706-13-302-043	3123 IVY WOOD CIRCLE	08/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$168,691	41.14	\$391,884	\$58,450	\$351,550	\$332,437	1.057
4706-13-302-051	3217 HILL HOLLOW LANE	11/19/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$157,800	46.14	\$372,741	\$53,440	\$288,560	\$318,346	0.906
4706-13-302-060	3249 HILL HOLLOW LANE	05/12/22	\$330,219	CD	03-ARM'S LENGTH	\$330,219	\$152,272	46.11	\$341,795	\$67,635	\$262,584	\$273,340	0.961
4706-13-302-061	3253 HILL HOLLOW LANE	05/12/22	\$322,165	CD	03-ARM'S LENGTH	\$322,165	\$133,840	41.54	\$310,017	\$61,790	\$260,375	\$247,485	1.052
4706-13-302-063	3072 HILL HOLLOW LN	02/10/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$31,800	8.84	\$352,497	\$70,808	\$289,092	\$280,846	1.029
4706-13-302-068	3234 HILL HOLLOW LANE	09/19/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$144,258	41.23	\$334,602	\$58,450	\$291,450	\$275,326	1.059
4706-13-302-071	3021 IVY WOOD CIRCLE	05/21/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$38,300	12.77	\$316,472	\$58,450	\$241,450	\$257,250	0.939
4706-13-302-072	146 PINECOVE TRAIL	05/12/22	\$235,860	CD	03-ARM'S LENGTH	\$335,860	\$148,389	44.18	\$344,061	\$65,130	\$270,730	\$278,097	0.974
4706-13-302-075	3008 IVY WOOD CIRCLE	08/24/21	\$316,900	WD	03-ARM'S LENGTH	\$316,900	\$136,700	43.14	\$322,676	\$57,866	\$259,034	\$264,018	0.981
4706-13-302-079	3024 IVY WOOD CIRCLE	05/12/22	\$235,860	CD	03-ARM'S LENGTH	\$335,860	\$143,514	42.73	\$333,206	\$54,275	\$281,585	\$278,097	1.013
4706-13-302-083	3042 IVY WOOD CIRCLE	12/21/21	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$24,400	7.51	\$304,017	\$54,275	\$270,625	\$248,995	1.087
4706-13-302-085	3048 IVY WOOD CIRCLE	01/21/22	\$350,650	WD	03-ARM'S LENGTH	\$350,650	\$24,400	6.96	\$322,228	\$54,275	\$296,375	\$267,152	1.109
4706-13-302-088	3078 IVY WOOD CIRCLE	06/13/22	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$42,477	11.65	\$339,430	\$65,965	\$298,535	\$272,647	1.095
4706-13-302-095	3116 IVY WOOD CIRCLE	05/12/22	\$345,176	CD	03-ARM'S LENGTH	\$345,176	\$148,916	43.14	\$345,751	\$54,275	\$290,901	\$290,604	1.001
4706-13-302-096	3120 IVY WOOD CIRCLE	05/05/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$154,856	40.75	\$359,715	\$54,275	\$325,725	\$304,526	1.070
4706-13-302-097	3124 IVY WOOD CIRCLE	05/12/22	\$330,219	CD	03-ARM'S LENGTH	\$330,219	\$148,916	45.10	\$345,751	\$54,275	\$275,944	\$290,604	0.950
4706-13-302-098	3128 IVY WOOD CIRCLE	05/12/22	\$322,165	CD	03-ARM'S LENGTH	\$322,165	\$136,269	42.30	\$316,105	\$54,275	\$267,890	\$261,047	1.026
4706-13-302-099	3208 HILL HOLLOW LANE	06/22/22	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$148,275	39.86	\$343,445	\$69,305	\$302,695	\$273,320	1.107
Totals:			\$7,431,190			\$7,631,190	\$2,307,440		\$7,436,086		\$6,332,681	\$6,119,219	

2 STORY

Sale. Ratio => 30.24
 Std. Dev. => 16.91
 E.C.F. => 1.035

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.
4706-13-302-022	3045 IVY WOOD CIRCLE	12/17/21	\$321,950	WD	03-ARM'S LENGTH	\$321,950	\$24,400	7.58	\$308,499	\$54,275	\$267,675	\$248,995	1.075
4706-13-302-024	3051 IVY WOOD CIRCLE	03/17/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$24,750	7.07	\$318,118	\$55,110	\$294,790	\$257,598	1.144
4706-13-302-038	3103 IVY WOOD CIRCLE	06/16/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$26,250	7.39	\$343,925	\$58,450	\$296,550	\$279,603	1.061
4706-13-302-080	3030 IVY WOOD CIRCLE	09/10/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,500	43.17	\$310,402	\$54,275	\$245,725	\$250,859	0.980
4706-13-302-080	3030 IVY WOOD CIRCLE	02/03/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$129,724	38.15	\$310,402	\$54,275	\$285,725	\$250,859	1.139
4706-13-302-082	3038 IVY WOOD CIRCLE	08/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,000	38.67	\$277,537	\$54,275	\$245,725	\$218,670	1.124
4706-13-302-087	3066 IVY WOOD CIRCLE	04/11/22	\$340,795	WD	03-ARM'S LENGTH	\$340,795	\$84,002	24.65	\$324,487	\$65,130	\$275,665	\$254,023	1.085

Totals: \$2,307,645 \$2,307,645 \$534,626 \$2,193,370 \$1,911,855 \$1,760,607

BI-LEVEL

Sale. Ratio => 23.17
 Std. Dev. => 16.41
 E.C.F. => 1.086

*No data for 1 story - use 2023 ECF as no change is warranted.

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.
4706-27-201-001	2130 KNOTTY PINE TRAIL	05/06/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,578	42.29	\$197,671	\$15,000	\$185,000	\$191,680	0.965
4706-27-201-011	2160 KNOTTY PINE TRAIL	10/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$74,700	39.32	\$179,561	\$15,000	\$175,000	\$172,677	1.013
4706-27-201-018	1623 RED HICKORY COURT	07/19/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$75,132	36.65	\$175,990	\$15,000	\$190,000	\$168,930	1.125
4706-27-201-019	1621 RED HICKORY COURT	04/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,700	41.54	\$174,760	\$15,000	\$160,000	\$167,639	0.954
4706-27-201-021	1617 RED HICKORY COURT	12/07/22	\$190,100	WD	03-ARM'S LENGTH	\$190,100	\$70,351	37.01	\$165,004	\$15,000	\$175,100	\$157,402	1.112
4706-27-201-022	1615 RED HICKORY COURT	05/16/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,578	42.29	\$197,671	\$15,000	\$185,000	\$191,680	0.965
4706-27-201-023	1616 RED HICKORY COURT	07/05/22	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$86,004	40.40	\$200,944	\$15,000	\$197,900	\$195,114	1.014
4706-27-201-024	1618 RED HICKORY COURT	07/15/21	\$175,600	WD	03-ARM'S LENGTH	\$175,600	\$70,000	39.86	\$168,038	\$15,000	\$160,600	\$160,586	1.000
4706-27-201-101	2178 KNOTTY PINE TRAIL	05/02/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$84,578	40.47	\$197,671	\$15,000	\$194,000	\$191,680	1.012
4706-27-201-106	2188 KNOTTY PINE TRAIL	08/26/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$85,815	41.26	\$200,509	\$15,000	\$193,000	\$194,658	0.991
4706-27-201-114	2185 KNOTTY PINE TRAIL	04/05/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,100	43.94	\$189,920	\$15,000	\$165,000	\$183,547	0.899
4706-27-201-120	2211 KNOTTY PINE TRAIL	08/12/22	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$71,268	38.21	\$167,126	\$15,000	\$171,500	\$159,629	1.074
4706-27-201-128	2210 KNOTTY PINE TRAIL	05/17/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$69,400	40.58	\$167,126	\$15,000	\$156,000	\$159,629	0.977
Totals:			\$2,503,100			\$2,503,100	\$1,008,204		\$2,381,991		\$2,308,100	\$2,294,849	
							Sale. Ratio =>	40.28				E.C.F. =>	1.006
							Std. Dev. =>	2.11					

OUTLIERS

4706-27-201-011	2160 KNOTTY PINE TRAIL	10/14/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,688	34.08	\$179,561	\$15,000	\$210,000	\$172,677	1.216
4706-27-201-113	2183 KNOTTY PINE TRAIL	05/03/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,000	45.63	\$175,452	\$15,000	\$145,000	\$168,365	0.861
4706-27-201-106	2188 KNOTTY PINE TRAIL	10/15/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$83,600	46.19	\$200,509	\$15,000	\$166,000	\$194,658	0.853
4706-27-201-110	2177 KNOTTY PINE TRAIL	08/02/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$74,596	36.12	\$174,760	\$15,000	\$191,500	\$167,639	1.142

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.
4706-02-401-008	5407 OAK GROVE RD	04/19/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$67,085	32.41	\$187,129	\$49,500	\$157,500	\$124,326	1.267
4706-14-401-028	3396 CHERYL	07/21/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$109,100	40.41	\$283,119	\$54,964	\$215,036	\$206,102	1.043
4706-14-401-036	3355 CHERYL	05/18/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,800	41.52	\$261,065	\$54,314	\$195,686	\$186,767	1.048
4706-14-401-039	222 BAIN	03/30/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,799	39.92	\$266,487	\$49,568	\$215,432	\$195,952	1.099
4706-20-201-002	2715 STARLITE DR	05/03/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$136,200	43.24	\$351,423	\$44,400	\$270,600	\$277,347	0.976
4706-20-201-011	4334 W GRAND RIVER	09/22/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$86,900	38.28	\$248,181	\$56,925	\$170,075	\$172,770	0.984
4706-23-301-008	2081 BYRON	09/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$107,500	41.35	\$284,371	\$45,124	\$214,876	\$216,122	0.994
4706-24-301-008	2136 ARMOND	11/16/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,000	37.78	\$225,673	\$35,327	\$189,673	\$171,948	1.103
4706-24-301-037	2425 OAK GROVE RD	09/19/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$85,022	38.82	\$202,785	\$40,000	\$179,000	\$147,051	1.217
4706-24-301-040	2505 OAK GROVE RD	09/10/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$68,700	36.54	\$183,539	\$41,581	\$146,419	\$128,237	1.142
4706-24-301-043	2323 OAK GROVE RD	09/29/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,100	37.64	\$271,028	\$67,272	\$182,728	\$184,061	0.993
4706-24-301-050	174 HENDERSON	04/23/21	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$130,300	40.53	\$350,296	\$62,660	\$258,840	\$259,834	0.996
4706-24-302-018	2472 KAREN DR	06/07/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,470	40.53	\$274,221	\$55,738	\$224,262	\$197,365	1.136
4706-24-302-031	2292 ARMOND	10/25/21	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$131,300	35.44	\$381,881	\$90,592	\$279,908	\$263,134	1.064
4706-26-201-004	1990 BYRON	07/11/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$105,333	33.44	\$264,424	\$68,911	\$246,089	\$176,615	1.393
4706-26-201-014	1784 BYRON	05/31/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$115,775	37.35	\$282,037	\$50,000	\$260,000	\$209,609	1.240
4706-29-101-006	1629 LAYTON	12/20/21	\$214,600	WD	03-ARM'S LENGTH	\$214,600	\$102,800	47.90	\$244,627	\$37,500	\$177,100	\$187,107	0.947
4706-29-101-010	1501 LAYTON	10/04/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,500	47.50	\$259,286	\$37,025	\$182,975	\$200,778	0.911
Totals:			\$4,707,600			\$4,707,600	\$1,852,684		\$4,821,572		\$3,766,199	\$3,505,123	
							Sale. Ratio =>	39.36				E.C.F. =>	1.074
							Std. Dev. =>	4.09					

OUTLIERS

4706-20-201-003	2661 STARLITE DR	03/13/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$83,636	31.56	\$209,801	\$44,400	\$220,600	\$149,414	1.476
4706-24-301-017	70 HENDERSON	05/18/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$80,969	33.74	\$192,891	\$31,970	\$208,030	\$145,367	1.431

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.
4706-27-304-009	2750 SILVER TREE CT	06/27/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,025	39.68	\$283,775	\$68,798	\$231,202	\$208,716	1.108
4706-27-304-047	2612 CIRCLE PINE CT	06/02/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$116,900	41.75	\$294,918	\$89,092	\$190,908	\$199,831	0.955
4706-27-304-060	2620 TRAILWOOD CT	04/12/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,700	41.97	\$307,772	\$94,945	\$195,055	\$206,628	0.944
4706-27-304-065	2644 THISTLEWOOD DR	06/14/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$121,775	39.54	\$289,717	\$66,055	\$241,945	\$217,148	1.114
4706-27-304-070	1344 BLUE PINE WAY	09/28/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,000	39.30	\$311,711	\$96,784	\$188,216	\$208,667	0.902
4706-27-304-071	1350 BLUE PINE WAY	11/12/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$96,000	36.64	\$274,375	\$66,477	\$195,523	\$201,843	0.969
4706-27-304-072	1356 BLUE PINE WAY	08/25/22	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$102,547	40.14	\$245,822	\$66,357	\$189,143	\$174,238	1.086
4706-27-304-079	2679 THISTLEWOOD DR	06/08/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$111,524	38.32	\$264,828	\$60,104	\$230,896	\$198,761	1.162
4706-27-304-080	2673 THISTLEWOOD DR	12/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$109,273	45.53	\$257,298	\$59,885	\$180,115	\$191,663	0.940
4706-27-304-081	2667 THISTLEWOOD DR	06/08/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,464	38.49	\$274,357	\$60,159	\$239,841	\$207,959	1.153
4706-27-304-087	2631 THISTLEWOOD DR	04/22/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$123,229	42.06	\$295,420	\$60,358	\$232,642	\$228,216	1.019
Totals:			\$3,104,500			\$3,104,500	\$1,249,437		\$3,099,993		\$2,315,486	\$2,243,669	
								Sale. Ratio =>	40.25				
								Std. Dev. =>	3.27				
E.C.F. =>													1.032

OUTLIERS

4706-27-304-088	2625 THISTLEWOOD DR	07/05/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$100,293	32.88	\$248,818	\$60,267	\$244,733	\$183,059	1.337
4706-27-304-086	2637 THISTLEWOOD DR	09/27/21	\$237,100	WD	03-ARM'S LENGTH	\$237,100	\$105,000	44.29	\$261,644	\$60,326	\$176,774	\$195,454	0.904

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	11/28/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$104,547	36.05	\$230,462	\$46,023	\$243,977	\$220,094	1.109		
4706-10-301-028	4029 INDIAN CAMP TRAIL	09/29/21	\$344,500	WD	03-ARM'S LENGTH	\$344,500	\$159,500	46.30	\$365,873	\$81,302	\$263,198	\$349,584	0.753		
Totals:			\$634,500			\$634,500	\$264,047		\$596,335		\$507,175	\$569,678			
								Sale. Ratio =>	41.61					E.C.F. =>	0.890
								Std. Dev. =>	7.25						

SOUTH METES AND 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.
4706-31-100-026	5486 LOWE RD	02/24/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$151,608	43.44	\$323,242	\$47,175	\$301,825	\$272,255	1.109
4706-31-300-031	5568 MASON RD	11/14/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$149,722	41.02	\$352,192	\$55,558	\$309,442	\$292,538	1.058
4706-31-300-036	226 N TRUHN RD	10/28/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$188,294	37.66	\$467,351	\$113,441	\$386,559	\$349,024	1.108
4706-31-400-008	39 DIETERLE	10/11/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$96,194	43.33	\$225,229	\$44,400	\$177,600	\$178,332	0.996
4706-32-300-006	4538 MASON RD	09/07/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$131,600	38.72	\$355,393	\$127,250	\$212,650	\$224,993	0.945
4706-33-300-019	160 N BURKHART	02/15/23	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$113,205	36.70	\$285,778	\$98,871	\$209,629	\$184,326	1.137
4706-33-300-030	3433 DONA MARIE	09/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$139,000	34.75	\$434,950	\$92,663	\$307,337	\$337,561	0.910
4706-33-400-007	165 HARMON	05/19/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$144,506	42.50	\$339,477	\$47,175	\$292,825	\$288,266	1.016
Totals:			\$2,824,400			\$2,824,400	\$1,114,129		\$2,783,612		\$2,197,867	\$2,127,297	
								Sale. Ratio =>	39.45				
								Std. Dev. =>	3.28				
										E.C.F. =>	1.033		

OUTLIERS

4706-31-100-022	5520 LOWE RD	06/24/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$121,253	28.20	\$313,359	\$78,781	\$351,219	\$231,339	1.518
4706-28-300-009	3965 PARSONS RD	12/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$162,600	90.33	\$205,009	\$107,579	\$72,421	\$96,085	0.754
4706-33-300-041	3800 MASON RD	06/14/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$173,484	33.36	\$422,839	\$116,821	\$403,179	\$301,793	1.336
4706-25-100-022	1976 OAK GROVE RD	06/30/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$96,699	33.34	\$245,198	\$50,550	\$239,450	\$191,961	1.247
4706-26-100-005	1475 HENDERSON	08/03/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$92,300	54.29	\$213,375	\$50,419	\$119,581	\$160,706	0.744
4706-26-200-007	487 HENDERSON	09/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,500	34.00	\$147,867	\$46,250	\$128,750	\$100,214	1.285

2024 AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-05-100-002	4785 W ALLEN	06/10/20	\$298,000	\$317,560	\$174,600	54.98	\$317,559	\$192,608	\$124,952	\$94,065	1.328
4706-05-200-023	5707 CRANDALL	06/08/21	\$612,000	\$610,000	\$286,400	46.95	\$510,789	\$234,515	\$326,826	\$242,116	1.350
4706-08-400-002	4201 N BURKHART	08/09/21	\$425,500	\$425,500	\$286,400	67.31	\$392,185	\$229,140	\$158,815	\$139,586	1.138
Totals:			\$1,335,500	\$1,353,060	\$747,400		\$1,220,533		\$610,593	\$475,767	
										E.C.F. =>	1.283

MAIN COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-28-300-024	3915 TRACTOR DRIVE	11/23/21	\$1,283,349	\$1,383,349	\$1,594,677	\$415,895	\$967,454	\$943,025	1.026
4706-28-300-027	3813 TRACTOR DRIVE	7/13/21	\$1,050,000	\$1,050,000	\$979,266	\$324,152	\$725,848	\$524,091	1.385
4706-26-100-035	1700 W HIGHLAND	12/10/21	\$852,500	\$962,000	\$1,050,660	\$301,874	\$660,126	\$679,028	0.972
4706-28-100-011	2000 N BURKHART	4/15/22	\$1,200,000	\$1,200,000	\$988,764	\$579,625	\$620,375	\$409,139	1.516
4706-33-100-013	620 N BURKHART	12/27/21	\$400,000	\$500,000	\$472,248	\$117,250	\$382,750	\$282,998	1.352
Totals:			\$4,785,849	\$5,095,349	\$5,085,615		\$3,356,553	\$2,838,281	
									E.C.F. => 1.250

OUTLIERS

4706-01-200-009	5835 FISHER RD	09/02/21	\$200,000	\$200,000	\$393,635	\$57,400	\$142,600	\$320,224	0.445
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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	\$168,722	1.119
4717-36-404-026	Howell City	03/01/22	\$350,000	\$367,000	\$220,056	\$42,895	\$324,105	\$188,049	1.724
4718-31-104-009	Brighton City	02/01/23	\$445,000	\$445,000	\$378,956	\$115,384	\$325,595	\$294,482	1.106
Totals:			\$1,773,000	\$1,773,000	\$1,654,786	\$534,797	\$1,194,661	\$956,108	
									E.C.F. => 1.250

DUPLEX ECF

Parcel Number	Street Address	Sale Date	Sale Price	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	\$326,400	\$253,498	\$50,000	\$276,400	\$271,330	1.019
4706-33-300-016	396 N BURKHART	05/27/2021	\$525,000	\$525,000	\$599,332	\$141,750	\$383,250	\$521,909	0.734
4706-33-300-020	472 N BURKHART	10/05/2022	\$275,000	\$275,000	\$271,689	\$113,475	\$161,525	\$210,952	0.766
		Totals:	\$1,126,400	\$1,126,400	\$1,124,519		\$821,175	\$1,004,191	
								E.C.F. =>	0.818

APARTMENTS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4717-35-203-114	HOWELL CITY	07/01/22	\$3,000,000	\$3,000,000	\$2,654,500	\$597,265	\$2,402,735	\$2,477,745	0.970
4706-33-300-016	396 N BURKHART	05/27/21	\$525,000	\$525,000	\$501,428	\$69,834	\$505,166	\$379,689	1.330
4706-33-300-020	472 N BURKHART	10/01/22	\$275,000	\$275,000	\$265,489	\$54,085	\$220,915	\$195,332	1.131
4706-12-300-012	566 E MARR	07/29/22	\$326,400	\$326,400	\$310,565	\$35,000	\$291,400	\$164,222	1.774
4718-31-200-085	BRIGHTON CITY	08/01/20	\$972,000	\$972,000	\$956,000	\$160,000	\$858,744	\$741,768	1.158
4705-11-400-013	HANDY TWP	03/01/21	\$297,500	\$297,500	\$254,600	\$48,000	\$249,500	\$233,182	1.070
Totals:			\$5,395,900	\$5,395,900	\$4,942,582		\$4,528,460	\$4,191,938	
									E.C.F. => 1.080

GAS STATION CONVENIENCE MARKET ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4708-28-200-020	HARTLAND TWP	12/01/22	\$2,755,000	\$2,755,000	\$2,345,617	\$741,619	\$1,912,228	\$1,173,691	1.629
4706-28-200-047	3100 W HIGHLAND	02/22/21	\$2,163,000	\$2,163,000	\$841,513	\$441,004	\$1,721,996	\$890,114	1.935
4717-02-201-002	HOWELL CITY	10/01/21	\$540,000	\$540,000	\$512,648	\$177,735	\$362,265	\$316,253	1.145
4711-28-301-012	GENOA TOWNSHIP	01/01/21	\$450,000	\$450,000	\$447,954	\$116,034	\$333,966	\$343,764	0.971
4718-19-300-013	BRIGHTON COTY	09/01/22	\$2,935,000	\$2,935,000	\$2,429,000	\$769,038	\$2,096,828	\$949,631	2.208
Totals:			\$8,843,000	\$8,843,000	\$6,576,732		\$6,427,283	\$3,673,453	
								E.C.F. =>	1.750

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	\$11,484,905	\$7,705,504	\$855,000	\$10,629,905	\$9,480,424	1.121
4708-21-400-036	HARTLAND TWP	04/15/18	\$1,337,500	\$1,337,500	\$2,073,125	\$1,245,000	\$325,571	\$1,747,554	\$1,217,388	1.435
4715-25-300-002	HAMBURG TOWNSHIP	04/01/22	\$585,000	\$585,000		\$237,500	\$91,085	\$476,383	\$434,051	1.098
Totals:			\$12,332,116	\$9,332,116		\$9,188,004	\$1,271,656	\$12,853,842	\$11,131,863	
									E.C.F. =>	1.150

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	
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	1.884	
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	1.061	
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	1.139	
Totals:			\$15,350,000	\$15,350,000	\$13,541,049	\$1,971,453	\$13,190,269	\$10,296,214			
									MOTEL	E.C.F. =	1.422
									HOTEL (56%)		0.800

OUTLET MALL

2023 - Worst performing mall in Tanger portfolio for entire United States. With a vacancy of 20%,

ECF is 1.00 - 0.20 = .80

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
4711-05-100-008	GENOA TWP	05/01/23	\$385,000	\$385,000	\$292,500	\$203,735	\$179,700	\$133,068	1.350
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	\$1,186,377	0.913
Totals:			\$10,078,524	\$8,480,143	\$6,189,923	\$1,561,823	\$6,712,489	\$4,461,206	
								E.C.F. =>	1.500

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	1.250	
Totals:			\$1,000,000	\$940,000	\$925,000	\$0	\$940,000	\$949,872	E.C.F. =>	0.990	1.250

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

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 Twp	12/01/20	\$1,000,000	\$1,060,000	\$987,656	\$302,415	\$716,825	\$821,166	0.873
4712-32-106-037	Brighton Twp	01/01/23	\$445,000	\$445,000	\$405,625	\$127,808	\$308,802	\$205,697	1.501
4718-30-100-031	Brighton City	01/01/20	\$842,500	\$893,050	\$837,500	\$240,714	\$624,918	\$500,850	1.248
Totals:			\$3,037,500	\$3,148,050	\$2,673,647	\$729,293	\$2,342,189	\$1,951,459	
							Restaurant	E.C.F. =>	1.200
							Fast Food+25%	E.C.F. =>	1.500

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.
4706-28-401-032	1240 Packard Dr	06/02/21	\$2,383,000	\$2,383,000	\$365,665	\$2,017,335	\$2,396,294	0.842	39,327	\$51.30
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
4717-01-100-097	Howell City	12/01/22	\$1,470,000	\$1,470,000	\$148,583	\$1,321,417	\$1,119,805	1.180	17,569	\$75.21
Totals:			\$5,407,000	\$5,407,000	\$791,812	\$4,572,614	\$4,762,851			\$57.28
								E.C.F. =>	0.960	

OUTLIER

4706-28-401-030	1200 Durant Dr	12/09/22	\$400,000	\$400,000	\$160,490	\$239,510	\$786,956	0.304	12,100	\$19.79
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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.
4711-15-200-025	Genoa Township	6/1/2022	\$4,700,000	\$4,000,000	\$644,551	\$3,355,449	\$4,744,786	0.707	64,358	\$62.15
4706-28-401-028	1415 DURANT DR	2/3/2023	\$11,250,000	\$7,000,000	\$769,327	\$6,230,673	\$6,074,007	1.026	122,040	\$57.36
4706-27-400-010	2280 W GRAND RIVER	7/8/2021	\$7,300,000	\$5,000,000	\$1,090,074	\$3,909,926	\$7,719,430	0.507	154,040	\$32.46
4711-18-100-023	Genoa Township	10/1/2021	\$2,541,000	\$2,541,000	\$379,750	\$2,161,250	\$2,484,972	0.870	54,084	\$46.98
Totals:			\$25,791,000	\$18,541,000		\$15,657,298	\$21,023,195	E.C.F. =>		\$49.74
									0.745	