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Neighborhoods Used: 002 - TOWNSHIP GL

18864 FIRESIDE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-004-000-036-00	09/28/2022 002	401	150,000	10,601
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	STICK	45	139,399	97,977
				E.C.F. 1.423



11618 BELL BAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-014-000-008-01	08/29/2022 002	401	155,500	15,215
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	140,285	116,658
				E.C.F. 1.203



10401 LAKE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-009-000-016-14	05/05/2022 002	401	70,000	24,064
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CABIN	45	31,344	45,030
Agricultural Buildings:			ResidualValue	CostByManual
			14592	20962
				E.C.F. 0.696



19374 SCHLAMP EXPRESSWAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-034-000-008-01	03/16/2022 002	401	172,000	66,354
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LOG	79	96,621	143,454
Agricultural Buildings:			ResidualValue	CostByManual
			9025	13400
				E.C.F. 0.674



18217 STEBBINS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-140-000-023-00	03/04/2022 002	401	141,000	11,462
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	129,538	132,115
				E.C.F. 0.980



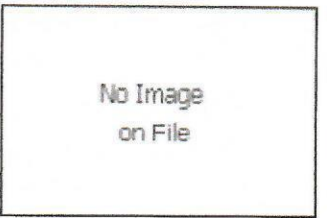
18018 WRIGHT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-028-000-018-02	12/28/2021 002	401	94,950	9,367
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	85,583	87,603
				E.C.F. 0.977



18417 LAKE ESAU HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-033-000-004-01	12/01/2021 002	401	150,000	66,425
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	83,575	196,856
				E.C.F. 0.425



17782 GRAND LAKE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-060-000-018-00	08/06/2021 002	401	115,000	18,539
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE-STORY	46	96,461	66,684
				E.C.F. 1.447



Neighborhoods Used: 002 - TOWNSHIP GL

9271 E GRAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-100-000-009-00	07/02/2021 002	401	118,000	21,965	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	45	96,035	140,839	0.682



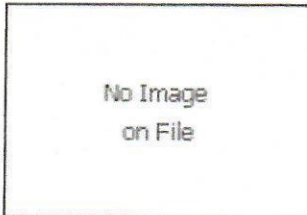
16880 HIGHLAND PINES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-030-000-008-03	05/13/2021 002	401	40,000	20,037	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	19,963	25,780	0.774



9215 E GRAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-100-000-007-00	04/05/2021 002	401	142,900	22,965	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83	119,935	140,085	0.856



Neighborhoods Used: 006 - TOWNSHIP LL

14503 PARALLEL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-075-000-002-00	09/23/2022 006	401	125,000	8,589
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	116,411	66,578
				E.C.F. 1.748



17633 BIRCH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-029-000-051-00	12/27/2021 006	401	110,000	11,919
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	98,081	99,338
				E.C.F. 0.987



24310 US-23 S

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-033-000-022-00	07/16/2021 006	401	130,000	26,139
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	95,646	90,025
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8215	7733	1.062	



18518 BAY VIEW POINT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-033-000-056-05	05/28/2021 006	401	133,000	8,318
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	77	124,682	130,587
				E.C.F. 0.955



010 Rayburn Hwy
 Calculated & Applied 0.947 ECF

Parcel Number	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.
120-004-000-036-00	09/28/22	\$150,000	\$10,601	\$139,399	\$97,977	1.423	1,200	\$116.17
120-006-000-001-00	11/04/21	\$135,000	\$17,280	\$117,720	\$135,964	0.866	1,380	\$85.30
120-009-000-016-14	05/05/22	\$70,000	\$24,064	\$45,936	\$65,992	0.696	468	\$98.15
120-014-000-008-01	08/29/22	\$155,500	\$15,215	\$140,285	\$116,658	1.203	1,407	\$99.71
120-028-000-018-02	12/28/21	\$94,950	\$9,367	\$85,583	\$87,603	0.977	1,008	\$84.90
120-029-000-051-00	12/27/21	\$110,000	\$11,919	\$98,081	\$99,338	0.987	1,100	\$89.16
120-033-000-022-00	07/16/21	\$130,000	\$18,598	\$111,402	\$97,758	1.140	1,028	\$108.37
120-033-000-056-05	05/28/21	\$133,000	\$8,318	\$124,682	\$130,587	0.955	822	\$151.68
120-034-000-008-01	03/16/22	\$172,000	\$66,354	\$105,646	\$156,853	0.674	1,204	\$87.75
120-034-000-012-04	07/22/22	\$205,000	\$30,022	\$174,978	\$154,546	1.132	1,840	\$95.10
122-033-000-004-01	12/01/21	\$150,000	\$66,425	\$83,575	\$196,856	0.425	2,978	\$28.06
122-060-000-018-00	08/06/21	\$115,000	\$18,539	\$96,461	\$66,684	1.447	1,092	\$88.33
122-075-000-002-00	09/23/22	\$125,000	\$8,589	\$116,411	\$66,577	1.749	710	\$163.96
122-100-000-007-00	04/05/21	\$142,900	\$22,965	\$119,935	\$140,085	0.856	1,064	\$112.72
122-100-000-009-00	07/02/21	\$118,000	\$21,965	\$96,035	\$140,839	0.682	1,522	\$63.10
122-140-000-023-00	03/04/22	\$141,000	\$11,462	\$129,538	\$132,115	0.980	1,648	\$78.60
Totals:		\$2,147,350		\$1,785,667	\$1,886,434	0.947		\$96.94
					E.C.F. =>	0.947		Std. Deviation
					Ave. E.C.F. =>	1.012		Ave. Variance:

011 Industrial
 Calculated & Used .714 ECF

Parcel Number	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
122-060-000-046-00	06/23/21	\$111,000	\$35,430	\$75,570	\$105,804	0.714	3,371	\$22.42
Totals:		\$111,000		\$75,570	\$105,804			\$22.42
					E.C.F. =>	0.714		Std. Deviation=>
					Ave. E.C.F. =>	0.714		Ave. Variance=>

ASHLA Ashland Subd.
 Calculated & Used 1.039 ECF

Parcel Number	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
120-033-000-050-00	05/24/22	\$232,500	\$201,158	\$120,980	1.663	874	\$230.16
122-055-000-012-02	12/27/21	\$389,000	\$120,961	\$170,869	0.708	1,835	\$65.92
122-055-000-014-00	07/23/21	\$337,000	\$189,022	\$108,661	1.740	910	\$207.72
122-265-000-010-01	10/18/22	\$350,000	\$137,965	\$271,776	0.508	3,041	\$45.37
122-265-000-043-01	08/15/22	\$430,000	\$286,918	\$228,186	1.257	2,094	\$137.02
Totals:		\$1,738,500	\$936,024	\$900,471	1.039		\$137.24
				E.C.F. =>	1.039		Std. Deviation=>
				Ave. E.C.F. =>	1.175		Ave. Variance=>

BBAYS Bell Bay Subd.
Using Lake Huron Sales ECF Use 1.190

Parcel Number	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
122-027-000-003-01	08/12/22	\$575,000	\$105,163	\$469,837	\$438,141	1.072
122-205-000-001-00	08/15/22	\$425,000	\$100,194	\$324,806	\$218,131	1.489
122-205-000-009-00	05/17/21	\$259,900	\$97,033	\$162,867	\$119,080	1.368
122-205-000-027-00	07/30/21	\$280,000	\$108,704	\$171,296	\$168,245	1.018
122-205-000-050-01	02/09/23	\$659,000	\$342,421	\$316,579	\$270,739	1.169
Totals:				\$1,445,385	\$1,214,337	
				E.C.F. =>		1.190
				Ave. E.C.F. =>		1.223

Neighborhoods Used: BIGGR - BIG GRAVELLY SUBD

18009 SHORE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-055-000-012-02	12/27/2021 BIGGR	401	389,000	268,039	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66	120,961	170,868	0.708



13996 PARALLEL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-055-000-047-00	12/21/2021 BIGGR	401	200,000	57,337	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CABIN	49	142,663	55,202	2.584



14476 PARALLEL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-055-000-014-00	07/23/2021 BIGGR	401	337,000	147,978	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	189,022	108,661	1.740



CAMP2 Campbell Shores #2 Subd.
USE 1.141 ECF

Parcel Number	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
120-033-000-050-00	05/24/22	\$232,500	\$232,532	\$31,342	\$201,158	\$120,980	1.663
122-055-000-012-02	12/27/21	\$389,000	\$389,014	\$268,039	\$120,961	\$170,869	0.708
122-055-000-014-00	07/23/21	\$337,000	\$337,048	\$147,978	\$189,022	\$108,661	1.740
122-265-000-009-00	04/15/21	\$238,000	\$242,206	\$99,145	\$138,855	\$116,310	1.194
122-265-000-010-01	10/18/22	\$350,000	\$505,680	\$212,035	\$137,965	\$271,776	0.508
122-265-000-035-00	04/05/22	\$263,000	\$169,290	\$101,691	\$161,309	\$66,410	2.429
122-265-000-043-01	08/15/22	\$430,000	\$388,610	\$143,082	\$286,918	\$228,186	1.257
Totals:		\$2,239,500	\$2,264,380		\$1,236,188	\$1,083,192	
							E.C.F. => 1.141
							Ave. E.C.F. => 1.357

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Neighborhoods Used: CAMP3 - CAMPBELL SHORES #3

17033 SHUBERT HWY						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
122-086-000-043-00	05/15/2023 CAMP3	401	575,000	266,347		
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	49	308,653	278,295	1.109		
Style						
STICK						



Neighborhoods Used: CAMP3 - CAMPBELL SHORES #3

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values are 1, 0, 0.00, 0.00, 1.000 before and after E.C.F.s application.

Economic Condition Factor Estimates (# of data points)

Table listing various house styles (e.g., 1.25 STORY, 1.5 STORY, A-FRAME, etc.) and their corresponding E.C.F. estimates across seven different categories.

Single Family E.C.F. : 1.109 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 09/30/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): CAMP3 - CAMPBELL SHORES #3

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

CHIPP Chippewa Point Subd.
122-190 ECF Use 1.278 Calculated

Parcel Number	Sale Date	Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
120-O30-000-019-00	06/07/22	\$355,000	\$303,257	\$89,863	\$265,137	\$175,057	1.515
120-O31-000-046-01	04/29/22	\$400,000	\$492,713	\$88,245	\$311,755	\$331,803	0.940
120-O32-000-017-02	05/07/21	\$425,000	\$424,913	\$178,028	\$246,972	\$290,795	0.849
120-O32-000-025-00	05/27/22	\$385,000	\$316,244	\$65,036	\$319,964	\$206,077	1.553
120-O33-000-050-00	05/24/22	\$232,500	\$232,532	\$31,342	\$201,158	\$120,980	1.663
122-O55-000-012-02	12/27/21	\$389,000	\$389,014	\$268,039	\$120,961	\$170,869	0.708
122-O55-000-014-00	07/23/21	\$337,000	\$337,048	\$147,978	\$189,022	\$108,661	1.740
122-O55-000-047-00	12/21/21	\$200,000	\$199,979	\$57,337	\$142,663	\$55,202	2.584
122-O90-000-005-00	02/27/23	\$349,000	\$349,094	\$65,790	\$283,210	\$190,777	1.485
122-215-000-004-02	08/31/21	\$414,000	\$379,740	\$99,922	\$314,078	\$229,547	1.368
122-265-000-009-00	04/15/21	\$238,000	\$242,206	\$99,145	\$138,855	\$116,310	1.194
122-265-000-010-01	10/18/22	\$350,000	\$505,680	\$212,035	\$137,965	\$271,776	0.508
122-265-000-035-00	04/05/22	\$263,000	\$169,290	\$101,691	\$161,309	\$66,410	2.429
122-265-000-043-01	08/15/22	\$430,000	\$388,610	\$143,082	\$286,918	\$228,186	1.257
122-270-000-001-00	12/20/22	\$499,000	\$499,031	\$113,146	\$385,854	\$181,508	2.126
Totals:		\$5,266,500	\$5,229,351		\$3,505,821	\$2,743,957	1.278
							Ave. E.C.F. => 1.461

Comm Commercial
Use .714 ECF

Parcel Number	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
122-060-000-046-00	06/23/21	\$111,000	\$35,430	\$75,570	\$105,804	0.714
Totals:		\$111,000		\$75,570	\$105,804	
					E.C.F. =>	0.714
					Ave. E.C.F. =>	0.714

COMM Residential Bldgs

USE 1.524 ECF

Parcel Number	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
122-220-000-036-01	10/15/21	\$375,000	\$157,415	\$217,585	\$142,796	1.524
Totals:						
		\$375,000		\$217,585	\$142,796	
					E.C.F. =>	1.524
					Ave. E.C.F. =>	1.524

Neighborhoods Used: EASTB - EAST BAY SUBD

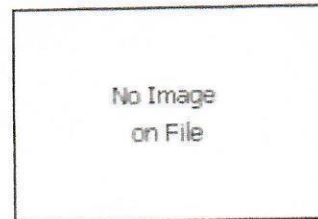
17767 SHUBERT HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-095-000-013-01	08/18/2020 EASTB	401	390,000	82,538
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE-STORY	57	290,309	270,206
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17153	15965	1.074	



17579 SHUBERT HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-095-000-005-00	10/23/2019 EASTB	401	215,000	55,413
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	72	150,240	155,935
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9347	9701	0.963	



17965 SHUBERT HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-095-000-022-00	04/15/2019 EASTB	401	334,000	57,661
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	61	276,339	254,983
				E.C.F.
				1.084



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Neighborhoods Used: ESAUL - ESAU LAKE

7935 PIONEER TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-028-000-012-00	01/14/2022 ESAUL	401	155,000	35,494
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	119,506	79,700	1.499



7804 KAUFFMAN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-105-000-042-02	07/23/2021 ESAUL	401	240,000	80,251
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	83	159,749	119,609	1.336



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Neighborhoods Used: ESAUL - ESAU LAKE

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	5.38	8.04	0.988
After Application of E.C.F.s		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
AMERICAN CRAFTS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BRICK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
C-MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABINS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CHALET	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVERTED USE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COTTAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CRAFTSMAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DOUBLE WIDE MH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
EXCLUSIVE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HIP	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LARGE MODULARS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
METAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ONE-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RAISED RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.499(1)	1.000(0)
RENTALS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SALT BOX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STICK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STICKS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.499 (1)
 Mobile Home E.C.F. : 1.336 (1)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): ESAUL - ESAU LAKE

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
 Maximum E.C.F. (Residential): 3.00
 Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
 Maximum E.C.F. (Agricultural): 3.00
 Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
 Maximum E.C.F. (Commercial): 3.00

GLNE North/East

Calculated 1.6666 Used 1.670

Parcel Number	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
120-009-000-004-01	08/08/22	\$415,000	\$80,694	\$334,306	\$128,134	2.609
122-080-000-011-00	07/20/21	\$250,000	\$121,758	\$128,242	\$132,722	0.966
122-130-000-010-00	09/29/23	\$400,000	\$141,097	\$258,903	\$206,111	1.256
122-140-000-004-00	07/26/22	\$503,500	\$172,031	\$331,469	\$193,869	1.710
122-220-000-006-00	07/06/23	\$500,000	\$256,657	\$243,343	\$103,386	2.354
122-220-000-020-00	08/04/21	\$150,000	\$63,442	\$86,558	\$65,706	1.317
Totals:		\$2,218,500		\$1,382,821	\$829,928	
					E.C.F. =>	1.666
					Ave. E.C.F. =>	1.702

Neighborhoods Used: GLSW - GRAND LAKE SOUTH AND WEST

Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
9697 BLUE HORIZON RD					
122-180-000-002-00	DOUBLE WIDE MH	76	245,471	255,627	0.960



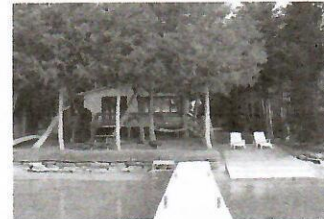
Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
19566 EVERGREEN RD					
122-260-000-033-00	SINGLEWIDE	38	110,366	42,519	2.596



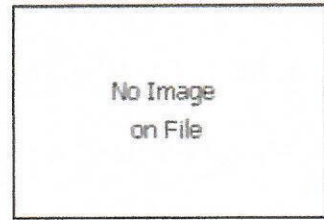
Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
20007 US-23 S					
122-065-000-012-00	COTTAGE	73	88,170	86,508	1.019



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
19840 EVERGREEN RD					
122-260-000-014-00	STICK	58	147,853	109,088	1.355



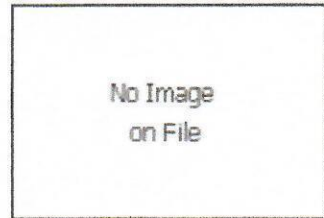
Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
9285 BLUE HORIZON RD					
122-070-000-051-00	STICK	69	263,632	151,205	1.744



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
19759 US-23 S					
122-065-000-026-00	SALT BOX	58	107,450	91,229	1.178



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
20159 US-23 S					
122-065-000-004-00	STICK	49	139,083	121,911	1.141



Parcel Number	Style	%Good	ResidualValue	CostByManual	E.C.F.
9345 BLUE HORIZON RD					
122-070-000-042-00	CABIN	69	215,559	124,198	1.736



HARDW Hardwood Shores ECF
 Calculated .518 Used .518

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
120-009-000-016-13	07/28/21	\$240,000	\$240,000	\$224,590	\$15,410	\$42,753	0.360
122-205-000-316-01	05/27/21	\$68,500	\$68,500	\$5,800	\$62,700	\$166,761	0.376
122-033-000-004-01	12/01/21	\$150,000	\$150,000	\$72,947	\$77,053	\$196,856	0.391
122-265-000-010-01	10/18/22	\$350,000	\$350,000	\$212,035	\$137,965	\$271,776	0.508
120-034-000-008-01	03/16/22	\$172,000	\$172,000	\$66,354	\$105,646	\$156,852	0.674
120-009-000-016-14	05/05/22	\$70,000	\$70,000	\$25,207	\$44,793	\$65,993	0.679
122-100-000-009-00	07/02/21	\$118,000	\$118,000	\$21,965	\$96,035	\$140,839	0.682
Totals:		\$1,168,500	\$1,168,500		\$539,602	\$1,041,832	
							E.C.F. => 0.518
							Ave. E.C.F. => 0.524

Neighborhoods Used: **Heins Heins Island Haven**

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9697 BLUE HORIZON RD				
122-180-000-002-00	11/28/2022 GLSW	401	303,000	57,529
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DOUBLE WIDE MH	76	245,471	255,627
				E.C.F. 0.960



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19566 EVERGREEN RD				
122-260-000-033-00	09/02/2022 GLSW	401	160,000	49,634
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	SINGLEWIDE	38	110,366	42,519
				E.C.F. 2.596



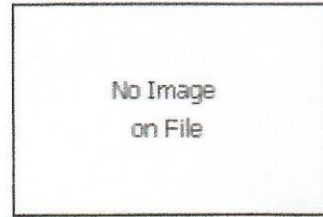
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20007 US-23 S				
122-065-000-012-00	06/23/2022 GLSW	401	167,500	79,330
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	COTTAGE	73	88,170	86,508
				E.C.F. 1.019



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19840 EVERGREEN RD				
122-260-000-014-00	06/03/2022 GLSW	401	245,000	97,147
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	STICK	58	147,853	109,088
				E.C.F. 1.355



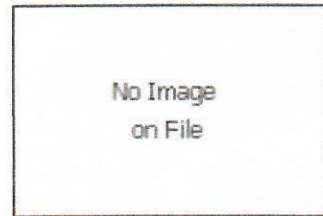
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9285 BLUE HORIZON RD				
122-070-000-051-00	11/02/2021 GLSW	401	315,000	51,368
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	STICK	69	263,632	151,205
				E.C.F. 1.744



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19759 US-23 S				
122-065-000-026-00	09/24/2021 GLSW	401	151,500	44,050
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SALT BOX	58	107,450	91,229
				E.C.F. 1.178



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
20159 US-23 S				
122-065-000-004-00	07/28/2021 GLSW	401	235,000	95,917
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	STICK	49	139,083	121,911
				E.C.F. 1.141



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9345 BLUE HORIZON RD				
122-070-000-042-00	07/12/2021 GLSW	401	250,000	34,441
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	STICKS	69	215,559	124,198
				E.C.F. 1.736



Neighborhoods Used: GLSW - GRAND LAKE SOUTH AND WEST

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	1	16.07	22.17	1.001
After Application of E.C.F.s		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
AMERICAN CRAFTS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BRICK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
C-MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABINS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CHALET	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVERTED USE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COTTAGE	1.000(0)	1.000(0)	1.019(1)	1.000(0)	1.000(0)	1.000(0)
CRAFTSMAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DOUBLE WIDE MH	1.000(0)	1.000(0)	0.960(1)	1.000(0)	1.000(0)	1.000(0)
EXCLUSIVE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HIP	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LARGE MODULARS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
METAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ONE-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RAISED RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RENTALS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SALT BOX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.178(1)	1.000(0)
SINGLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STICK	1.000(0)	1.000(0)	1.000(0)	1.744(1)	1.355(1)	1.141(1)
STICKS	1.000(0)	1.000(0)	1.000(0)	1.736(1)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.285 (7)
 Mobile Home E.C.F. : 2.596 (1)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): GLSW - GRAND LAKE SOUTH AND WEST

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

ISLAN ECF
 Use 1.829

Parcel Number	Street Address	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
120-005-000-023-00	17934 BROWN ISLAND	\$1,000,000	\$321,642	\$678,358	\$361,254	1.878
122-030-000-016-00	7771 GRAND ISLAND	\$100,000	\$56,616	\$43,384	\$28,577	1.518
122-031-000-008-01	16132 THREE SISTERS ISLAND	\$125,000	\$5,634	\$119,366	\$70,016	1.705
		\$1,225,000		\$841,108	\$459,847	
				E.C.F. =>		1.829
				Ave. E.C.F. =>		1.700

Neighborhoods Used: LLNOR - LONG LAKE NORTH

18265 SCHWARTZ ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-032-000-050-00	05/24/2022 LLNOR	401	232,500	31,342	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	COTTAGE	72	201,158	120,980	1.663



05:50 PM

Neighborhoods Used: LLSOU - LONG LAKE SOUTH

13866 TRAPP RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 120-030-000-019-00 06/07/2022 LLSOU 401 355,000 141,563
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 52 213,437 175,057 1.219



17255 BROTHERS BAY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 120-032-000-025-00 05/27/2022 LLSOU 401 385,000 67,226
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CHALET 87 317,774 206,077 1.542



14207 HIAWATHA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 120-031-000-046-01 04/29/2022 LLSOU 401 400,000 42,428
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family STICK 80 357,572 331,803 1.078



14311 ORCHARD POINT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 122-215-000-004-02 08/31/2021 LLSOU 401 414,000 134,144
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 279,856 229,547 1.219



17000 BROTHERS BAY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 120-032-000-017-02 05/07/2021 LLSOU 401 425,000 373,355
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family ONE-STORY 59 49,070 276,296 0.178
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2575 14499 0.178



Neighborhoods Used: LLSOU --LONG LAKE SOUTH

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	1	20.40	31.29	0.989
After Application of E.C.F.s				
		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
AMERICAN CRAFTS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BRICK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
C-MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABINS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CHALET	1.000(0)	1.542(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVERTED USE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COTTAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CRAFTSMAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DOUBLE WIDE MH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
EXCLUSIVE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HIP	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LARGE MODULARS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
METAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ONE-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.178(1)	1.000(0)
RAISED RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.219(1)	1.000(0)	1.219(1)	1.000(0)
RENTALS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SALT BOX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STICK	1.000(0)	1.000(0)	1.078(1)	1.000(0)	1.000(0)	1.000(0)
STICKS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.999 (5)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.178 (1)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): LLSOU - LONG LAKE SOUTH

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

MCINT

Use 1.166 ECF

Parcel Number	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
122-205-000-009-00	05/17/21	\$259,900	\$97,033	\$162,867	\$119,080	1.368
122-205-000-027-00	07/30/21	\$280,000	\$108,704	\$171,296	\$168,245	1.018
122-205-000-050-01	02/09/23	\$659,000	\$342,421	\$316,579	\$270,739	1.169
Totals:		\$1,198,900		\$650,742	\$558,065	
						1.166
						Ave. E.C.F. => 1.185

Neighborhoods Used: SAP - SOUTH ALBANY POINT, NLAKH - NORTH LAKE HURON, PIHAH - PRESQUE ISLE HARBOR
ASSOCIATION LAKE HURON, PIPOI - PRESQUE ISLE POINT SUBD, MCINT - MCINTIRE'S SUBD

5751 BAY SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-205-000-050-01	02/09/2023 PIHAH	401	659,000	209,009	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	EXCLUSIVE	75	449,991	270,739	1.662



7933 S ALBANY POINT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-027-000-003-01	08/12/2022 SAP	401	575,000	105,163	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY	76	469,837	438,141	1.072



5521 BAY SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-205-000-027-00	07/30/2021 PIHAH	401	280,000	67,021	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CHALET	77	212,979	168,245	1.266



5311 BAY SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-205-000-009-00	05/17/2021 PIHAH	401	259,900	59,490	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CHALET	67	200,410	119,081	1.683



Neighborhoods Used: SAP - SOUTH ALBANY POINT, NLAKE - NORTH LAKE HURON, PIHAH - PRESQUE ISLE HARBOR ASSOCIATION LAKE HURON, PIPOI - PRESQUE ISLE POINT SUBD, MCINT - MCINTIRE'S SUBD

Statistics for this Analysis

Table with 3 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 4, 2, 11.01, 13.55, 0.988 and 0.00, 0.00, 1.000.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Lists various house styles like 1.25 STORY, A-FRAME, etc.

Single Family E.C.F. : 1.338 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): SAP - SOUTH ALBANY POINT, NLAKE - NORTH LAKE HURON, PIHAH - PRESQUE ISLE HARBOR ASSOCIATION LAKE HURON, PIPOI - PRESQUE ISLE POINT SUBD, MCINT - MCINTIRE'S SUBD

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10 Maximum E.C.F. (Commercial): 3.00

PIHA ECF

Calculated 1.052 Used 1.052

Parcel Number	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
122-145-000-124-01	08/20/21	\$149,000	\$5,800	\$143,200	\$170,669	0.839	SALT BOX
122-145-000-209-01	06/11/21	\$152,500	\$5,800	\$146,700	\$195,079	0.752	SINGLEWIDE
122-145-000-217-01	10/12/21	\$192,000	\$5,800	\$186,200	\$218,753	0.851	DOUBLE WIDE MH
122-145-000-398-01	12/20/22	\$213,500	\$5,800	\$207,700	\$133,036	1.561	LOG
122-160-000-085-00	07/15/21	\$140,000	\$8,016	\$131,984	\$86,941	1.518	CHALET
122-160-000-120-00	07/26/22	\$175,000	\$14,447	\$160,553	\$154,385	1.040	MODULAR
122-160-000-131-00	10/28/22	\$212,000	\$3,416	\$208,584	\$185,199	1.126	DOUBLE WIDE MH
122-165-000-124-00	09/01/21	\$180,000	\$11,078	\$168,922	\$161,266	1.047	CHALET
122-165-000-140-00	07/16/21	\$140,100	\$5,620	\$134,480	\$149,938	0.897	STICKS
122-165-000-210-01	08/10/21	\$112,500	\$5,800	\$106,700	\$122,241	0.873	CHALET
122-165-000-213-00	08/05/22	\$125,000	\$5,004	\$119,996	\$98,936	1.213	CHALET
122-166-000-326-00	03/18/22	\$162,000	\$20,912	\$141,088	\$100,379	1.406	CHALET
122-166-000-346-00	09/21/21	\$170,000	\$12,463	\$157,537	\$187,618	0.840	STICKS
122-200-000-113-00	12/03/21	\$165,000	\$2,900	\$162,100	\$170,530	0.951	RANCH
122-200-000-294-01	11/10/21	\$220,000	\$13,571	\$206,429	\$210,801	0.979	RAISED RANCH
122-200-000-326-01	05/27/22	\$112,900	\$8,361	\$104,539	\$77,505	1.349	A-FRAME
122-205-000-105-00	03/10/22	\$127,000	\$7,067	\$110,633	\$129,095	0.857	MODULAR
122-205-000-267-00	08/27/21	\$160,000	\$8,735	\$151,265	\$218,235	0.693	TWO-STORY
122-205-000-277-00	11/23/22	\$113,000	\$5,824	\$107,176	\$118,781	0.902	COTTAGE
122-205-000-299-00	06/23/22	\$250,000	\$13,036	\$236,964	\$129,682	1.827	CHALET
122-205-000-316-01	05/27/21	\$68,500	\$5,800	\$62,700	\$166,761	0.376	MODULAR
122-205-000-319-00	07/01/22	\$170,000	\$15,935	\$154,065	\$141,554	1.088	RANCH
122-205-000-331-00	06/29/22	\$262,000	\$6,562	\$255,438	\$196,973	1.297	CHALET
122-210-000-009-01	10/20/21	\$129,000	\$5,800	\$123,200	\$156,294	0.788	RANCH
122-210-000-284-01	08/29/22	\$243,500	\$5,800	\$237,700	\$185,416	1.282	RANCH
122-210-000-315-00	07/14/21	\$138,000	\$4,319	\$133,681	\$137,650	0.971	MODULAR
122-211-000-469-00	12/21/21	\$142,000	\$3,647	\$138,353	\$150,390	0.920	RANCH
122-211-000-517-01	09/22/22	\$185,000	\$11,200	\$173,800	\$119,819	1.451	LOG
122-225-000-026-01	09/30/21	\$225,000	\$6,494	\$218,506	\$197,949	1.104	CABIN
122-225-000-081-01	04/08/22	\$150,000	\$5,800	\$144,200	\$119,762	1.204	STICK

122-225-000-268-01 08/15/22 \$310,000 \$8,143 \$301,857 \$195,663 1.543 STICK

Totals: \$5,294,500

\$5,036,250 \$4,787,301

E.C.F. =>

1.052

Ave. E.C.F. =>

1.082

22.7693366

Neighborhoods Used: PIHAE - PRESQUE ISLE HARBOR ASSOCIATION LAKE ESAU

7501 PIONEER TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-115-000-015-01	08/27/2021 PIHAE	401	280,000	103,171	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CHALET	82	176,829	198,202	0.892



7789 PIONEER TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-115-000-032-00	06/29/2021 PIHAE	401	302,500	45,926	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CHALET	93	256,574	258,788	0.991



Neighborhoods Used: PIAHA - PRESQUE ISLE HARBOR ASSOCIATION LAKE HURON

5751 BAY SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-205-000-050-01	02/09/2023 PIAHA	401	659,000	342,421	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	EXCLUSIVE	75	316,579	270,739	1.169



5521 BAY SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-205-000-027-00	07/30/2021 PIAHA	401	280,000	108,704	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CHALET	77	171,296	168,245	1.018



5311 BAY SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-205-000-009-00	05/17/2021 PIAHA	401	259,900	97,033	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CHALET	67	162,867	119,081	1.368



Neighborhoods Used: PIAHA - PRESQUE ISLE HARBOR ASSOCIATION LAKE HURON

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	1	5.65	7.24	0.994
After Application of E.C.F.s				
		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
AMERICAN CRAFTS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BLOCK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BRICK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
C-MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABINS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CHALET	1.000(0)	1.000(0)	1.018(1)	1.368(1)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVERTED USE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COTTAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CRAFTSMAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DOUBLE WIDE MH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
EXCLUSIVE	1.000(0)	1.000(0)	1.169(1)	1.000(0)	1.000(0)	1.000(0)
FARM HOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HIP	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LARGE MODULARS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
METAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ONE-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RAISED RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RENTALS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SALT BOX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STICK	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STICKS	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.166 (3)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): PIAHA - PRESQUE ISLE HARBOR ASSOCIATION LAKE HURON

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
 Maximum E.C.F. (Residential): 3.00
 Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
 Maximum E.C.F. (Agricultural): 3.00
 Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
 Maximum E.C.F. (Commercial): 3.00

PIHAW
ECF Use 1.256

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
122-130-000-010-00	09/29/23	\$400,000	\$400,000	\$141,097	\$258,903	\$206,111	1.256
Totals:		\$400,000	\$400,000		\$258,903	\$206,111	
					E.C.F. =>		1.256
					Ave. E.C.F. =>		1.256

Neighborhoods Used: PIPOI.PRESQUE ISLE POINT SUBD

4854 PRESQUE ISLE PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-226-000-046-00	10/22/2020 PIPOI	401	215,000	146,604	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CHALET	65	68,396	111,395	0.614



4836 PRESQUE ISLE PARK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-226-000-045-00	10/12/2020 PIPOI	401	235,000	143,687	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72	91,313	159,524	0.572



4965 E GRAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-226-000-001-00	09/29/2020 PIPOI	401	335,000	214,872	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	51	120,128	203,168	0.591



Neighborhoods Used: SAP - SOUTH ALBANY POINT

7933 S ALBANY POINT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-027-000-003-01	08/12/2022 SAP	401	575,000	105,163	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMPORARY	76	469,837	438,141	1.072



Neighborhoods Used: 006 - TOWNSHIP LL, 010 - RAYBURN HWY., WCAS - WARREN CREEK ACREAGE, 002 - TOWNSHIP GL

18864 FIRESIDE HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-004-000-036-00	09/28/2022 002	401	150,000	10,601
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	STICK	45	139,399	97,977
				E.C.F.
				1.423



14503 PARALLEL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-075-000-002-00	09/23/2022 006	401	125,000	8,589
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	116,411	66,578
				E.C.F.
				1.748



11618 BELL BAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-014-000-008-01	08/29/2022 002	401	155,500	15,215
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	140,285	116,658
				E.C.F.
				1.203



10401 LAKE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-009-000-016-14	05/05/2022 002	401	70,000	25,207
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CABIN	45	30,564	45,030
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14229	20964	0.679	



19374 SCHLAMP EXPRESSWAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-034-000-008-01	03/16/2022 002	401	172,000	66,354
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LOG	79	96,621	143,454
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9025	13399	0.674	



18217 STEBBINS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-140-000-023-00	03/04/2022 002	401	141,000	11,462
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	129,538	132,115
				E.C.F.
				0.980



18018 WRIGHT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-028-000-018-02	12/28/2021 002	401	94,950	9,367
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	85,583	87,603
				E.C.F.
				0.977



17633 BIRCH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-029-000-051-00	12/27/2021 006	401	110,000	11,919
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	98,081	99,339
				E.C.F.
				0.987



12:53 PM

Neighborhoods Used: 006 - TOWNSHIP LL, 010 - RAYBURN HWY., WCAS - WARREN CREEK ACREAGE, 002 - TOWNSHIP GL

18417 LAKE ESAU HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-033-000-004-01	12/01/2021 002	401	150,000	72,947
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	77,053	196,856
				E.C.F. 0.391



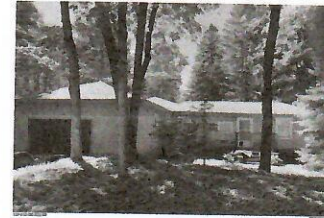
17782 GRAND LAKE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-060-000-018-00	08/06/2021 002	401	115,000	18,539
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ONE-STORY	46	96,461	66,684
				E.C.F. 1.447



24310 US-23 S

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-033-000-022-00	07/16/2021 006	401	130,000	26,139
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	95,646	90,025
Agricultural Buildings:			ResidualValue 8215	CostByManual 7733
				E.C.F. 1.062



9271 E GRAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-100-000-009-00	07/02/2021 002	401	118,000	21,965
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	96,035	140,839
				E.C.F. 0.682



18518 BAY VIEW POINT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-033-000-056-05	05/28/2021 006	401	133,000	8,318
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	77	124,682	130,587
				E.C.F. 0.955



16880 HIGHLAND PINES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-030-000-008-03	05/13/2021 002	401	40,000	34,549
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	5,451	25,780
				E.C.F. 0.211



9215 E GRAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
122-100-000-007-00	04/05/2021 002	401	142,900	22,965
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	119,935	140,085
				E.C.F. 0.856



**WILDW Wildwood Subd.
ECF Calculated & Used 1.076**

Parcel Number	Sale Date	Sale Price	Land + Yard	3ldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.
122-265-000-009-00	04/15/21	\$238,000	\$99,145	\$138,855	\$116,310	1.194	1,040	\$133.51
122-265-000-010-01	10/18/22	\$350,000	\$206,291	\$143,709	\$271,776	0.529	3,041	\$47.26
122-265-000-035-00	04/05/22	\$263,000	\$101,691	\$161,309	\$66,410	2.429	1,170	\$137.87
122-265-000-043-01	08/15/22	\$430,000	\$139,111	\$290,889	\$228,186	1.275	2,094	\$138.92
Totals:		\$1,281,000		\$734,762	\$682,682			\$114.39
					E.C.F. =>	1.076		Std. Deviation
					Ave. E.C.F. =>	1.357		Ave. Variance

Neighborhoods Used: WOODL - WOODLANDS SUBD

18463 MAPLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
122-270-000-001-00	12/20/2022 WOODL	401	499,000	113,146	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	370,422	174,248	2.126
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15432	7259	2.126		



