

E.C.F.s for Neighborhood: 1010 'AG'

Residential : 0.889  
 Town Homes/Duplexes: 1.198  
 Mobile Homes : 1.183  
 Agricultural Bldgs : 0.889  
 Commercial Bldgs : 0.643  
 Industrial Bldgs : 0.562

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

E.C.F.s for Neighborhood: 2010 'COMMERCIAL/INDUSTRIAL'

Residential : 1.198  
 Town Homes/Duplexes: 1.198  
 Mobile Homes : 1.183  
 Agricultural Bldgs : 0.889  
 Commercial Bldgs : 0.643  
 Industrial Bldgs : 0.562

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

E.C.F.s for Neighborhood: 4010 'RESIDENTIAL'

~~Residential : 1.198~~  
~~Town Homes/Duplexes: 1.198~~  
~~Mobile Homes : 1.183~~  
 Agricultural Bldgs : 0.889  
~~Commercial Bldgs : 0.643~~  
~~Industrial Bldgs : 0.562~~

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

E.C.F.s for Neighborhood: 4020 'RESIDENTIAL- SUBS'

Residential : 1.198  
 Town Homes/Duplexes: 1.198  
 Mobile Homes : 1.183  
 Agricultural Bldgs : 0.889  
 Commercial Bldgs : 0.643  
 Industrial Bldgs : 0.562

(Optional) Gross Rate Multipliers

A: 0.000  
 B: 0.000  
 C: 0.000  
 D: 0.000

C.F.s for Neighborhood: 4030 'VILLAGE OF MESICK'

Residential : 1.198  
Town Homes/Duplexes: 1.198  
Mobile Homes : 1.183  
Agricultural Bldgs : 0.889  
Commercial Bldgs : 0.643  
Industrial Bldgs : 0.562

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

Parcel Number Res ECF	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.
2312-33-1107	9361 W 24 RD	07/27/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$73,100	45.72	\$191,547	\$22,949	\$136,951	\$152,302	0.899
2312M-V0604A	124 E EDWARD ST	08/12/22	\$93,000	WD	03-ARM'S LENGTH	\$83,000	\$40,800	49.16	\$92,355	\$17,889	\$65,111	\$67,268	0.968
2312-22-2203	2981 N 7	12/30/22	\$86,050	WD	03-ARM'S LENGTH	\$320,000	\$45,000	52.30	\$96,700	\$1,672	\$84,378	\$85,843	0.983
2312-13-2401	3699 N 11 1/2 RD	09/28/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$122,000	38.13	\$340,929	\$100,011	\$219,989	\$217,631	1.011
2312-09-2205	9783 W 16 RD	03/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,600	39.13	\$283,739	\$35,029	\$239,971	\$224,670	1.068
2312-FP2-41	3384 CLYDE	01/31/23	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$58,200	32.07	\$186,613	\$24,450	\$157,050	\$146,489	1.072
2312-05-3203	5418 N 3 RD	08/31/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,500	39.38	\$82,139	\$13,184	\$66,816	\$62,290	1.073
2312-18-1205	3878 VISTA VALLEY TRL	05/27/22	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$75,100	33.91	\$217,344	\$31,659	\$189,841	\$167,737	1.132
2312-CA-0301	5881 N M-37 HWY	10/27/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$79,600	29.49	\$263,245	\$94,653	\$175,247	\$152,296	1.151
2312-15-3104	3237 N M-37 HWY	01/24/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$90,100	26.90	\$319,322	\$22,942	\$312,058	\$267,733	1.166
2312-34-2305	497 OLD M-37 HWY	07/07/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,500	26.33	\$157,856	\$10,357	\$139,643	\$115,175	1.212
2312M-V0413A	211 E EDWARD ST	02/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57	\$120,689	\$20,085	\$119,915	\$90,880	1.319
2312-07-4301	4164 VISTA VALLEY TRL	07/19/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$110,400	31.10	\$292,987	\$58,470	\$296,530	\$211,849	1.400
2312-29-4101-01	10401 W 22 1/2	07/18/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$32,300	24.85	\$119,915	\$93,780	\$36,220	\$23,609	1.534
2312-01-4402	5093 N M-37 HWY	06/07/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$23,200	13.98	\$66,613	\$16,210	\$149,790	\$75,567	1.982
<b>Totals:</b>						<b>\$2,952,850</b>	<b>\$971,200</b>		<b>\$2,811,993</b>		<b>\$2,389,510</b>	<b>\$2,061,339</b>	
							<b>Sale. Ratio =&gt;</b>	<b>32.89</b>			<b>E.C.F. =&gt;</b>	<b>1.159</b>	
							<b>Std. Dev. =&gt;</b>	<b>10.04</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.198</b>	

Parcel Number Trailer ECF	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.
2312-05-09	1560 KIMBERLY RD	07/13/22	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$24,200	57.62	\$54,460	\$19,040	\$22,960	\$33,072	0.694
2312-MA2-082	10896 W MAPLE RD	10/20/22	\$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$27,700	61.56	\$60,497	\$14,986	\$30,014	\$42,494	0.706
2312M-V1022	124 W JOHN ST	02/25/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$43,900	39.02	\$139,520	\$16,606	\$95,894	\$111,033	0.864
2312-17-3417	3090 S FREEMAN RD	07/29/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,200	38.55	\$59,172	\$12,900	\$42,700	\$43,765	0.976
2312-01-4405	6142 W 16 RD	11/03/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$38,500	33.19	\$122,630	\$31,650	\$84,350	\$84,949	0.998
2312-07-2202	11835 W 16 RD	10/20/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,400	40.73	\$56,182	\$32,471	\$22,529	\$22,139	1.018
2312-13-3106	6700 W 20 RD	06/28/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$23,300	35.85	\$65,165	\$18,859	\$46,141	\$43,236	1.067
2312-FP1-06	10601 CLYDE RD	11/03/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$21,500	50.00	\$42,804	\$15,965	\$27,035	\$25,060	1.079
2312-06-1302	10601 CLYDE RD	09/14/22	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$17,300	38.53	\$43,786	\$33,424	\$11,476	\$9,675	1.186
2312-29-2418	10536 W 22 1/2 RD	12/29/21	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$33,400	41.75	\$71,734	\$10,537	\$69,463	\$58,227	1.193
2312-13-2105	3931 N 11 1/2 RD	11/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$28,800	30.32	\$87,520	\$24,683	\$70,317	\$58,671	1.198
2312-06-4101	5313 N 3 RD	12/20/21	\$175,550	WD	03-ARM'S LENGTH	\$175,550	\$49,300	28.08	\$167,209	\$108,317	\$67,233	\$54,988	1.223
2312M-173108	620 S CLARK ST	08/09/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$36,800	21.27	\$155,619	\$27,465	\$145,535	\$115,767	1.257
2312-28-4102	1471 N 7 RD	07/26/22	\$121,900	WD	03-ARM'S LENGTH	\$121,900	\$37,800	31.01	\$109,734	\$41,171	\$80,729	\$64,018	1.261
2312-18-4405	3085 MARION RD	10/25/22	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$37,700	24.40	\$117,362	\$13,926	\$140,574	\$96,579	1.456
2312-FP1-16	10701 FREEMAN RD	06/10/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$25,400	24.19	\$81,240	\$19,228	\$85,772	\$57,901	1.481
2312-09-2203	9879 W 16 RD	07/13/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$38,300	26.41	\$89,483	\$14,679	\$130,321	\$69,845	1.866
<b>Totals:</b>						<b>\$1,628,350</b>	<b>\$527,500</b>	<b>32.39</b>	<b>\$1,524,117</b>		<b>\$1,173,043</b>	<b>\$991,419</b>	<b>1.183</b>
							<b>Sale. Ratio =&gt;</b>	<b>11.45</b>	<b>Ave. E.C.F. =&gt;</b>				<b>1.148</b>
							<b>Std. Dev. =&gt;</b>						

Parcel Number	Street Address	County	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.
AG ECF														
002-014-003-00	Missaukee	Missaukee	11/24/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$98,900	32.98	\$322,716	\$146,889	\$153,011	\$167,934	0.911
05 029 001 16	16049 2 Mile Rd	Osceola	11/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$117,600	58.80	\$221,090	\$19,636	\$180,364	\$207,897	0.868
2109-28-3101-01	10603 S 41 Rd	Wexford	07/21/22	\$189,900	WD	03 ARM'S Length	\$189,900	\$98,100	51.66	\$190,059	\$184,460	\$5,440	\$5,415	1.005
2409-31-3101-01	6540 N 37 RD	Wexford	10/17/22	\$507,000	WD	BT-SPLIT IMPROVED	\$507,000	\$0	0.00	\$511,282	\$440,698	\$36,784	\$41,066	0.896

Totals: \$1,196,800 \$314,600 \$1,245,147 \$375,599 \$422,312

Sale. Ratio => 26.29 Missaukee, Osceola & Wexford Combined ECF E.C.F. => 0.889

Std. Dev. => 26.27 Ave. E.C.F. => 0.920



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
MNT-03-3205	516 N MICHIGAN AV	04/27/22	\$114,000	GD	\$114,000	\$89,400	78.42	\$188,996	\$48,701	\$65,299	\$128,668	0.507	
MNT-04-4110	411 N MICHIGAN AV	12/16/21	\$85,000	WD	\$85,000	\$52,400	61.65	\$128,274	\$26,310	\$58,690	\$111,680	0.526	
2312M-V0802	103 N EUGENE ST	05/27/21	\$122,550	CD	\$123,000	\$57,900	47.07	\$157,054	\$29,951	\$93,049	\$147,451	0.631	
2212-03-3101	8770 W 28 RD	05/19/22	\$1,100,000	GD	\$1,100,000	\$426,800	38.80	\$1,695,447	\$920,442	\$179,558	\$308,333	0.582	
<b>Totals:</b>			<b>\$1,421,550</b>		<b>\$1,422,000</b>	<b>\$626,500</b>		<b>\$2,169,771</b>		<b>\$396,596</b>	<b>\$696,133</b>		
					<b>Sale. Ratio =&gt;</b>		<b>44.06</b>					<b>0.570</b>	
					<b>Std. Dev. =&gt;</b>		<b>17.41</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.562</b>