

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

~~Residential : 1.339~~
~~Town-Homes/Duplexes: 1.339~~
~~Mobile-Homes : 1.346~~
~~Agricultural Bldgs.: 1.191~~
~~Commercial Bldgs : 0.719~~
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: BLL 'BLL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TRI LEVEL	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEXES	0.000	0.000	0.000	0.000	0.000	0.000	0.000
COLONIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000
BUNGALOW	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FARMHOUSE	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CONDO	0.000	0.000	0.000	0.000	0.000	0.000	0.000
APARTMENTS	0.000	0.000	0.000	0.000	0.000	0.000	0.000
SWT/DWT	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PLAIN	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CABIN	0.000	0.000	0.000	0.000	0.000	0.000	0.000
GARAGE	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LOG	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A-FRAME	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LE BLDG HOUSE	1.000	1.000	1.000	1.000	1.000	1.000	1.000
	1.000	1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: COM 'COM'

Residential : 1.339
Town Homes/Duplexes: 1.339
Mobile Homes : 1.346
Agricultural Bldgs : 1.191
Commercial Bldgs : 0.719
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: IND 'NOT USED...'

Residential : 0.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: PP 'PP'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: RES 'RES'

Residential : 1.339
Town Homes/Duplexes: 1.339
Mobile Homes : 1.321
Agricultural Bldgs : 1.191
Commercial Bldgs : 0.719
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

Res. ECF

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.
2412-02-3102	7702 W 4 RD	05/04/21	\$229,500	WD	\$229,500	\$82,100	35.77	\$263,847	\$21,988	\$207,512	\$173,874	1.193
2412-05-1201-02	10325 W COUNTY LINE RD	09/13/22	\$200,000	WD	\$200,000	\$40,500	20.25	\$170,338	\$24,730	\$175,270	\$104,679	1.674
2412-12-4102	10453 N M-37 HWY	05/24/22	\$70,000	MLC	\$70,000	\$22,500	32.14	\$64,412	\$15,057	\$54,943	\$35,482	1.548
2412-17-1102	10200 W 6 1/2 RD	11/09/21	\$399,000	WD	\$399,000	\$92,800	23.26	\$434,949	\$175,494	\$223,506	\$186,524	1.198
2412-WP-04	7659 N M-37 HWY	11/22/21	\$125,000	WD	\$125,000	\$41,900	33.52	\$112,292	\$22,500	\$102,500	\$71,377	1.436
2412-01-2109	6687 W COUNTY LINE RD	12/20/21	\$255,000	WD	\$255,000	\$96,100	37.69	\$274,201	\$18,678	\$236,322	\$183,697	1.286
2412-01-4108	125 RINGNECK LN	12/02/22	\$260,000	PTA	\$260,000	\$100,500	38.65	\$287,574	\$50,047	\$209,953	\$170,760	1.230
2412-01-4128	110 QUAIL	02/17/23	\$315,000	WD	\$315,000	\$118,000	37.46	\$326,849	\$52,498	\$262,502	\$197,233	1.331
2412-09-2201-01	9861 W 4 RD	10/11/22	\$570,000	WD	\$570,000	\$153,700	26.96	\$517,969	\$103,110	\$466,890	\$298,245	1.565
2412-12-4107	150 PHEASANT RUN	11/30/22	\$240,000	WD	\$240,000	\$0	0.00	\$199,714	\$16,529	\$223,471	\$131,693	1.697
2412-13-1106	6193 W 6 RD	06/23/21	\$252,500	WD	\$252,500	\$121,800	48.24	\$259,647	\$14,180	\$238,320	\$195,125	1.221
2412-24-2303	8760 N 11 RD	07/02/21	\$305,000	WD	\$305,000	\$92,500	30.33	\$322,553	\$31,560	\$273,440	\$209,197	1.307
2412-24-4104	8335 N M-37 HWY	05/26/21	\$264,000	WD	\$264,000	\$77,900	29.51	\$298,837	\$33,928	\$230,072	\$190,445	1.208
2412-35-3101	7313 W 12 1/2 RD	03/24/23	\$630,000	WD	\$630,000	\$226,800	36.00	\$683,839	\$319,652	\$310,348	\$261,817	1.185
2412-12-2102-01	6631 W 4 RD	06/01/22	\$252,500	WD	\$252,500	\$85,900	34.02	\$263,693	\$16,763	\$235,737	\$183,397	1.285
2412-12-2102-01	6631 W 4 RD	01/09/23	\$250,000	LC	\$250,000	\$85,900	34.36	\$263,693	\$16,763	\$233,237	\$183,397	1.272
2412-18-3202	9447 N 1 RD	12/06/22	\$155,000	WD	\$155,000	\$62,400	40.26	\$183,829	\$32,858	\$122,142	\$108,534	1.125
Totals:			\$4,772,500		\$4,772,500	\$1,501,300		\$4,928,236		\$3,806,165	\$2,885,476	
			Sale. Ratio =>		31.46			E.C.F. =>				1.319
			Std. Dev. =>		10.46			Ave. E.C.F. =>				21.339

Res ECF

SLOT/DWY 84

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.
2412-12-4122	220 GROUSE DR	04/29/21	\$149,900	WD	\$149,900	\$49,700	33.16	\$164,279	\$9,946	\$139,954	\$111,512	1.255
2412-13-3305	9284 N 11 RD	04/05/21	\$299,900	WD	\$299,900	\$120,100	40.05	\$240,279	\$113,719	\$186,181	\$104,509	1.781
2412-14-1105	9529 N 11 RD	09/21/21	\$235,000	WD	\$235,000	\$64,500	27.45	\$248,232	\$25,815	\$209,185	\$160,706	1.302
2412-14-1107	9729 N 11 RD	08/24/21	\$302,000	WD	\$302,000	\$76,400	25.30	\$308,595	\$39,067	\$262,933	\$194,746	1.350
2412-27-4121	8221 CREST LN	04/29/22	\$145,000	WD	\$145,000	\$36,500	25.17	\$150,438	\$9,500	\$135,500	\$101,834	1.331
2412-35-4105	7159 W 12 1/2 RD	04/27/21	\$219,000	WD	\$219,000	\$70,400	32.15	\$274,427	\$39,229	\$179,771	\$169,941	1.058
Totals:			\$1,350,800		\$1,350,800	\$417,600		\$1,386,250		\$1,113,524	\$843,247	
					Sale. Ratio =>		30.92				E.C.F. =>	1.321
					Std. Dev. =>		5.76				(Ave. E.C.F. =>	1.346)

Parcel Number Ag ECF	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.
012-017-002-00	2022 RETIRED	Missaukee	12/15/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$203,300	38.72	\$436,111	\$264,026	\$260,974	\$163,342	598
012-027-009-00	4720 VANDERMEULEN	Missaukee	09/06/22	\$384,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$384,000	\$180,400	46.98	\$385,416	\$302,055	\$81,945	\$79,110	1.036
014-030-003-00	S CALL	Missaukee	02/01/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$27,800	46.33	\$61,243	\$47,050	\$12,950	\$13,820	0.937
07-009-001-30	16791 210th Ave	Osceola	06/08/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$64,800	34.65	\$136,662	\$45,520	\$141,480	\$136,662	1.035
07-021-001-40	14445 210th Ave	Osceola	07/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$0	0.00	\$73,066	\$96,934	\$73,066	\$73,066	1.001
16 007 022 00	5391 Sylvan Rd	Osceola	07/07/21	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$75,800	45.94	\$13,034	\$151,948	\$13,052	\$13,034	1.001
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	31 SPLIT IMPROVED	\$507,000	\$0	0.00	\$511,282	\$440,698	\$36,784	\$41,066	0.896
Totals:							\$2,187,900	\$650,200		\$1,733,807		\$625,691	\$525,467	

Sale. Ratio => 29.72
Std. Dev. => 21.05
Osceola & Wexford Combined E.C.F. => 1.191
Ave. E.C.F. => 1.064

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	CD	\$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
2112-07-4402	11198 W M-55 HWY	07/18/22	\$90,000	WD	\$65,000	\$26,300	40.46	\$93,520	\$11,140	\$53,860	\$90,230	0.597
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
2112-28-1301	9424 W 48 1/2 RD	10/14/21	\$540,000	WD	\$500,000	\$141,900	28.38	\$623,894	\$117,852	\$382,148	\$554,263	0.689
MIN-RAL-R-22A	305 W MAIN ST	05/21/21	\$300,000	WD	\$280,000	\$123,700	44.18	\$382,294	\$47,094	\$232,906	\$326,780	0.713
2310-33-2206	2020 E 24 RD.	05/24/21	\$100,000	WD	\$80,000	\$29,300	36.63	\$100,184	\$7,782	\$72,218	\$101,207	0.714
MIN-S-MQ-1011	809 S MICHIGAN AV	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$204,097	\$58,501	\$122,499	\$159,899	0.766
2312M-V0715	118 W MESICK AV	12/30/21	\$400,000	WD	\$400,000	\$138,200	34.55	\$493,008	\$85,592	\$314,408	\$374,572	0.839
2310-11-2203-02	4724 N 33 RD	10/14/21	\$130,000	WD	\$130,000	\$32,800	25.23	\$131,177	\$29,487	\$100,513	\$109,816	0.915
2309-15-2203	3780 N MACKINAW IRL	05/21/21	\$380,000	WD	\$380,000	\$147,600	38.84	\$557,603	\$155,002	\$224,998	\$221,907	1.014
Totals:			\$2,442,550		\$2,338,000	\$935,100		\$2,860,101		\$1,720,588	\$2,326,474	
							Sale. Ratio =>	40.00			E.C.F. =>	0.740
							Std. Dev. =>	15.37			Ave. E.C.F. =>	0.719

SOM ECF