

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.	
002-014-003-00		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	
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	1.598	
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	
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	
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	
05 014 024 05	13140 3 Mile Rd	Osceola	08/06/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$125,900	31.48	\$409,956	\$67,504	\$332,496	\$342,452	0.971	
07 021 001 40	14445 210th Ave	Osceola	07/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000		0.00		\$96,934	\$73,066	\$73,018	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:				\$3,087,800			\$3,087,800	\$992,600		\$2,687,569		\$1,291,562	\$1,243,750		
									Sale. Ratio =>	32.15	Missaukee, Osceola & Wexford Combined ECF			E.C.F. =>	1.038
									Std. Dev. =>	19.28				Ave. E.C.F. =>	1.023

2022 ECF	1.034
2023 ECF	1.038

Wexford County is combining Ag sales from Missaukee and Osceola county with ours to develop an Ag ECF. Missaukee and Osceola Counties contains similar improved Ag properties as Wexford County. Because we only had two improved sales we wanted to strengthen our Ag ECF using more sales. Using Missaukee and Osceola sales our Ag ECF increases .04% over last year. We believe this to be representative of our Ag market with our combined increase in Ag land value. Wexford Counties Equalization Director has reviewed Missaukee and Osceola's sales.