

Grant All Waterfront ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	
050-001-300-011-00	1670 CHAPPEL WOODS CT	11/04/22	\$314,500	WD	03-ARM'S LENGTH	\$314,500	\$140,100	
050-002-400-006-20	3780 HIAWATHA TRAIL	09/10/21	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$256,700	
051-E10-999-001-00	1838 ST CLAIR ST	04/29/22	\$249,000	WD	03-ARM'S LENGTH	\$241,000	\$122,900	
051-F20-000-006-00	1709 LILLIAN DR	09/24/21	\$236,900	WD	03-ARM'S LENGTH	\$232,700	\$116,000	
051-F20-000-010-00	3576 SAGINAW ST	04/27/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,500	
051-F20-000-011-00	3578 SAGINAW ST	08/12/21	\$145,800	WD	03-ARM'S LENGTH	\$145,800	\$61,800	
051-I30-000-021-25	1625 IROQUOIS TR	04/16/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$124,200	
051-L10-000-034-00	3634 LITTLE ISLAND DR	06/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,300	
051-L10-000-035-00	3638 LITTLE ISLAND DR	06/10/22	\$269,900	WD	03-ARM'S LENGTH	\$268,900	\$107,900	
051-L10-000-039-00	3654 LITTLE ISLAND DR	08/02/21	\$230,000	WD	03-ARM'S LENGTH	\$229,000	\$110,300	
051-L10-000-062-00	1932 INDIAN LAKE RD	08/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,500	
051-L21-000-011-00	3511 SHADY LANE	10/12/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$71,700	
051-L21-000-018-00	3543 INDIAN LAKE RD	05/13/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$100,100	
051-L21-000-042-00	1836 WOLF LANE	08/25/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$153,100	
051-L21-000-046-00	1822 WOLF LANE	05/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$88,000	
051-L21-000-053-00	1782 WOLF LANE	01/06/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$111,600	
051-P10-001-004-00	1981 EASY ST	10/21/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$73,300	
051-P10-001-006-00	1971 EASY ST	12/16/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$79,000	
051-P10-004-006-00	3226 HENRY ST	11/19/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$59,200	
051-P10-004-008-00	3220 HENRY ST	01/03/22	\$151,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$139,524	\$86,400	
051-S30-000-001-00	1398 LAKE DR	10/18/21	\$420,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$415,800	\$189,000	
051-S40-002-001-00	3912 SAGINAW ST	01/19/22	\$127,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000	\$114,200	
051-S60-000-030-00	3714 SAGINAW ST	08/26/22	\$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$430,746	\$197,300	
Totals:			\$5,469,500			\$5,427,870	\$2,602,100	
							Sale. Ratio =>	
							Std. Dev. =>	

USING 1.100

outlier							
051-W10-001-025-00	1562 LITTLE AVE	09/15/22	\$332,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$305,970	\$81,200

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
44.55	\$280,226	\$35,000	\$279,500	\$244,006	1.145	1,288	\$217.00	10
50.09	\$513,306	\$144,738	\$367,762	\$366,734	1.003	1,990	\$184.81	4
51.00	\$245,850	\$130,390	\$110,610	\$114,886	0.963	960	\$115.22	5
49.85	\$232,016	\$101,840	\$130,860	\$129,528	1.010	1,204	\$108.69	5
50.00	\$144,996	\$63,189	\$81,811	\$81,400	1.005	720	\$113.63	5
42.39	\$123,582	\$64,275	\$81,525	\$59,012	1.382	576	\$141.54	5
57.77	\$227,439	\$141,777	\$73,223	\$84,730	0.864	1,260	\$58.11	4
47.06	\$150,589	\$73,036	\$86,964	\$77,167	1.127	720	\$120.78	7
40.13	\$215,804	\$75,424	\$193,476	\$139,682	1.385	1,140	\$169.72	7
48.17	\$220,535	\$94,240	\$134,760	\$125,667	1.072	1,176	\$114.59	7
42.56	\$182,914	\$88,350	\$126,650	\$94,094	1.346	1,008	\$125.64	7
32.74	\$143,453	\$60,155	\$158,845	\$82,884	1.916	864	\$183.85	5
45.09	\$200,279	\$80,332	\$141,668	\$119,350	1.187	997	\$142.09	5
55.67	\$306,144	\$123,770	\$151,230	\$181,467	0.833	1,782	\$84.87	5
56.77	\$175,989	\$104,311	\$50,689	\$71,321	0.711	768	\$66.00	5
51.91	\$268,365	\$139,417	\$75,583	\$83,396	0.906	1,404	\$53.83	5
44.29	\$146,631	\$58,900	\$106,600	\$87,295	1.221	864	\$123.38	7
43.91	\$157,963	\$58,900	\$121,000	\$98,570	1.228	782	\$154.73	7
43.53	\$118,467	\$58,900	\$77,100	\$59,271	1.301	824	\$93.57	7
61.92	\$172,925	\$67,168	\$72,356	\$107,904	0.671	1,332	\$54.32	7
45.45	\$382,481	\$140,334	\$275,466	\$236,402	1.165	2,139	\$128.78	4
58.56	\$228,324	\$121,910	\$73,090	\$105,885	0.690	1,140	\$64.11	4
45.80	\$394,585	\$241,694	\$189,052	\$152,130	1.243	1,418	\$133.32	4
	\$5,232,863		\$3,159,820	\$2,902,780			\$119.68	
47.94				E.C.F. =>	1.089		Std. Deviation=>	0.27862147
6.78				Ave. E.C.F. =>	1.103		Ave. Variance=>	20.9305

26.54	\$157,498	\$66,800	\$239,170	\$89,711	2.666	776	\$308.21	4
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Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
4.2216	1 ST/ RANCH	\$35,000		CHAPPEL LAKE WATERFRONT
10.0445	1+ STORY	\$133,600		SAND LAKE WATERFRONT
14.0463	1 ST/ RANCH	\$130,390		FLOYD LAKE WATERFRONT
9.2967	1 ST/ RANCH	\$100,300		FLOYD LAKE WATERFRONT
9.8198	1 ST/ RANCH	\$63,189		FLOYD LAKE WATERFRONT
27.8253	1 ST/ RANCH	\$60,180		FLOYD LAKE WATERFRONT
23.9055	1+ STORY	\$135,405		SAND LAKE WATERFRONT
2.3709	1 ST/ RANCH	\$73,036		BASS, ROUND, ISLAND LAKE
28.1874	1 ST/ RANCH	\$74,214		BASS, ROUND, ISLAND LAKE
3.0887	1 ST/ RANCH	\$94,240		BASS, ROUND, ISLAND LAKE
24.2754	1 ST/ RANCH	\$88,350		BASS, ROUND, ISLAND LAKE
81.3236	1 ST/ RANCH	\$56,168		FLOYD LAKE WATERFRONT
8.3746	1 ST/ RANCH	\$77,231		FLOYD LAKE WATERFRONT
26.9871	1+ STORY	\$120,360		FLOYD LAKE WATERFRONT
39.2535	1 ST/ RANCH	\$102,306		FLOYD LAKE WATERFRONT
19.6933	MOBILE HOME	\$139,417	051-I30-000-015-20	FLOYD LAKE WATERFRONT
11.7906	1 ST/ RANCH	\$58,900		BASS, ROUND, ISLAND LAKE
12.4305	1 ST/ RANCH	\$58,900		BASS, ROUND, ISLAND LAKE
19.7565	1 ST/ RANCH	\$58,900		BASS, ROUND, ISLAND LAKE
43.2690	1 ST/ RANCH	\$65,150	051-P10-005-002-00	BASS, ROUND, ISLAND LAKE
6.1997	1 ST/ RANCH	\$140,334	051-S30-000-022-00	SAND LAKE WATERFRONT
41.2967	1 ST/ RANCH	\$121,910	051-S40-002-002-00	SAND LAKE WATERFRONT
13.9450	1 ST/ RANCH	\$241,694	051-S60-000-034-00, 050-002-400-004-00	SAND LAKE WATERFRONT
1.4698				

Coefficient of Var=> 18.97174914

266.6000 1 ST/ RANCH \$66,800

SAND LAKE WATERFRONT