

## All Off-Water Res & AG ECFs 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
050-001-300-016-00	3452 CHAPPEL WOODS TRAIL	12/12/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900
050-002-200-001-15	3749 INDIAN LAKE RD	04/12/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000
050-007-100-003-00	5634 OLD STATE RD	06/28/24	\$141,047	WD	03-ARM'S LENGTH	\$141,047
050-008-200-002-75	5390 OLD STATE RD	09/03/24	\$175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$175,000
050-013-100-001-55	890 N SLAWSON	08/11/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900
050-013-300-004-00	610 N BINDER RD	07/08/24	\$261,000	WD	03-ARM'S LENGTH	\$261,000
050-015-400-008-00	521 N SAND LAKE RD	08/14/23	\$169,000	WD	03-ARM'S LENGTH	\$168,500
050-015-400-012-00	529 N SAND LAKE RD	10/24/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000
050-020-100-026-00	5242 CARPENTER RD	11/08/24	\$62,000	WD	03-ARM'S LENGTH	\$62,000
050-021-300-036-00	175 W RIVER RD	04/27/23	\$40,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$40,000
050-022-100-001-00	421 N SAND LAKE RD	04/26/23	\$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$450,000
050-024-100-005-00	3155 MILLER RD	06/30/23	\$136,500	WD	03-ARM'S LENGTH	\$136,500
050-025-100-005-00	3145 W M-55	02/01/24	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000
050-029-100-005-00	5155 M-55	05/15/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000
050-030-100-005-10	5647 M-55	05/12/23	\$152,900	WD	03-ARM'S LENGTH	\$152,900
050-030-200-001-50	5787 M-55	07/15/24	\$228,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$228,000
051-A10-002-017-00	1823 COURT ST	10/31/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000
051-A10-004-001-00	3864 TRAVER ST	05/18/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000
051-A10-004-003-00	3858 TRAVER ST	12/12/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000
051-A20-000-026-00	84 N IMPERIAL DR	03/26/24	\$134,900	WD	03-ARM'S LENGTH	\$134,900
051-C20-000-035-00	1705 LOUKS DR	05/24/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000
051-C20-000-043-00	1741 LOUKS DR	05/17/24	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$62,800
051-C20-000-067-00	1728 COWAN	06/07/23	\$98,000	WD	03-ARM'S LENGTH	\$94,000
051-C20-000-076-50	1752 KENDALL	08/02/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000
051-E10-000-007-00	3464 SAGINAW ST	07/18/24	\$97,000	WD	03-ARM'S LENGTH	\$92,000
051-E10-000-010-00	3446 SAGINAW ST	05/31/23	\$32,900	WD	03-ARM'S LENGTH	\$32,900
051-E10-000-011-00	3442 SAGINAW ST	08/18/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900
051-E10-000-049-00	3454 MIDLAND	05/31/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000
051-E10-000-112-00	3465 SHIAWASSEE	12/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000
051-E10-000-160-00	3439 BAY ST	07/05/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000
051-E10-000-175-00	1858 SAGINAW ST	10/25/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000

051-E10-000-223-00	3392 GENESEE ST	06/28/24	\$148,000	WD	03-ARM'S LENGTH	\$148,000
051-F10-000-010-00	1740 ASPEN	08/22/24	\$110,000	WD	03-ARM'S LENGTH	\$109,000
051-F10-000-015-00	3521 FOX ST	09/28/23	\$99,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,000
051-F20-000-043-10	1677 SAGINAW ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000
051-F20-000-052-00	1704 LILLIAN DR	09/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000
051-G10-000-031-00	44 CHEROKEE ST	12/06/24	\$52,890	WD	03-ARM'S LENGTH	\$52,890
051-I30-000-051-00	3721 INDIAN LAKE RD	08/27/24	\$299,900	WD	03-ARM'S LENGTH	\$297,900
051-K10-000-008-50	1826 INDIAN LAKE RD	08/23/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000
051-K10-000-016-00	1800 INDIAN LAKE RD	05/08/23	\$121,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,400
051-K20-000-006-00	1955 VAUGHN RD	07/01/24	\$125,000	LC	03-ARM'S LENGTH	\$125,000
051-L10-000-003-00	3653 LITTLE ISLAND DR	08/12/24	\$121,500	WD	03-ARM'S LENGTH	\$121,500
051-L10-000-008-00	3665 LITTLE ISLAND DR	02/24/25	\$132,000	WD	03-ARM'S LENGTH	\$132,000
051-L10-000-011-00	3703 LITTLE ISLAND DR	06/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000
051-P20-000-002-00	5480 M-55	07/30/24	\$60,000	MLC	03-ARM'S LENGTH	\$60,000
051-Q10-000-016-00	4196 FERN AVE	02/02/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000
051-S21-000-032-00	1136 N SAND LAKE RD	07/09/24	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000
051-S30-000-076-00	4006 OLD STATE RD	01/08/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000
051-S30-000-118-00	4029 INDIAN LAKE RD	02/05/25	\$49,000	CD	03-ARM'S LENGTH	\$49,000
051-S40-007-027-00	1315 ASH ST	01/23/25	\$70,000	WD	03-ARM'S LENGTH	\$70,000
051-S40-010-009-00	1257 MAPLE ST	05/16/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000
051-S40-013-003-00	1348 N SAND LAKE RD	09/16/24	\$103,000	WD	03-ARM'S LENGTH	\$103,000
051-S50-000-016-01	1927 INDIAN LAKE RD	06/28/24	\$132,500	WD	03-ARM'S LENGTH	\$132,500
051-T10-000-005-00	4067 CAMINO DR	08/08/23	\$125,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$125,000
051-W10-002-005-00	1643 LITTLE AVE	11/01/24	\$132,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$132,000
051-W10-002-024-00	1579 LITTLE AVE	10/08/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900
051-W11-003-015-00	1610 INDIAN LAKE RD	05/26/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000
051-W11-004-021-00	1559 INDIAN LAKE RD	11/04/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000
051-W11-004-024-00	1541 INDIAN LAKE RD	10/30/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000

**Totals: \$7,880,537**

**\$7,644,337**

**Using 0.925**

**Outliers**

050-015-400-008-50	535 N SAND LAKE RD	08/03/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000
050-032-100-002-25	POWERLINE RD OFF	09/16/24	\$96,575	WD	03-ARM'S LENGTH	\$96,575
050-027-100-001-00	4051 M-55	08/16/23	\$280,000	MLC	03-ARM'S LENGTH	\$280,000
051-C20-000-028-00	1681 LOUKS DR	01/28/25	\$122,500	WD	03-ARM'S LENGTH	\$117,500
050-025-100-005-00	3145 W M-55	02/01/24	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000
051-I10-005-005-00	3790 PARDEE DR	11/05/24	\$25,000	QC	03-ARM'S LENGTH	\$25,000
050-007-100-010-00	5564 OLD STATE RD	11/02/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$58,300	41.67	\$116,502	\$22,900	\$117,000	\$109,604	1.067	1,296	\$90.28	10A
\$65,400	43.60	\$130,766	\$47,973	\$102,027	\$96,947	1.052	1,512	\$67.48	7A
\$68,700	48.71	\$137,388	\$24,585	\$116,462	\$132,088	0.882	1,032	\$112.85	11
\$95,200	54.40	\$190,405	\$62,760	\$112,240	\$149,467	0.751	1,397	\$80.34	11
\$107,700	43.10	\$215,457	\$46,412	\$203,488	\$197,945	1.028	2,104	\$96.71	11
\$117,600	45.06	\$235,235	\$47,000	\$214,000	\$220,416	0.971	1,680	\$127.38	11
\$79,900	47.42	\$159,780	\$26,404	\$142,096	\$156,178	0.910	960	\$148.02	11
\$71,600	49.72	\$143,147	\$14,900	\$129,100	\$150,172	0.860	1,552	\$83.18	11
\$29,500	47.58	\$59,049	\$28,047	\$33,953	\$36,302	0.935	924	\$36.75	11
\$21,700	54.25	\$43,282	\$26,075	\$13,925	\$20,149	0.691	720	\$19.34	11
\$207,000	46.00	\$413,986	\$150,456	\$299,544	\$460,717	0.650	3,304	\$90.66	1
\$88,300	64.69	\$176,660	\$45,000	\$91,500	\$154,169	0.594	1,992	\$45.93	11
\$94,200	34.25	\$188,429	\$118,422	\$156,578	\$81,975	1.910	0	#DIV/0!	11
\$52,200	40.15	\$104,410	\$21,760	\$108,240	\$96,780	1.118	925	\$117.02	11
\$72,400	47.35	\$144,858	\$17,153	\$135,747	\$149,537	0.908	1,056	\$128.55	11
\$117,600	51.58	\$235,212	\$69,723	\$158,277	\$193,781	0.817	1,680	\$94.21	11
\$26,100	46.61	\$52,100	\$6,795	\$49,205	\$53,050	0.928	784	\$62.76	4A
\$32,800	41.00	\$65,611	\$11,920	\$68,080	\$62,870	1.083	576	\$118.19	4A
\$35,300	33.62	\$70,574	\$7,895	\$97,105	\$73,395	1.323	784	\$123.86	4A
\$77,600	57.52	\$155,248	\$45,594	\$89,306	\$128,400	0.696	1,258	\$70.99	11
\$85,000	36.96	\$170,010	\$11,011	\$218,989	\$186,182	1.176	1,170	\$187.17	4A
\$23,400	37.26	\$47,558	\$8,152	\$54,648	\$50,155	1.090	0	#DIV/0!	4A
\$51,200	54.47	\$102,486	\$7,450	\$86,550	\$111,283	0.778	1,196	\$72.37	4A
\$25,500	56.67	\$50,973	\$10,132	\$34,868	\$50,069	0.696	672	\$51.89	4A
\$40,300	43.80	\$80,664	\$23,181	\$68,819	\$67,310	1.022	938	\$73.37	27
\$11,900	36.17	\$23,881	\$7,450	\$25,450	\$19,240	1.323	0	#DIV/0!	27
\$49,200	35.17	\$98,378	\$14,900	\$125,000	\$97,749	1.279	2,139	\$58.44	27
\$23,300	54.19	\$46,527	\$15,900	\$27,100	\$35,863	0.756	768	\$35.29	27
\$39,900	44.33	\$79,819	\$15,248	\$74,752	\$75,610	0.989	640	\$116.80	27
\$51,500	60.59	\$103,024	\$15,700	\$69,300	\$102,253	0.678	1,180	\$58.73	27
\$52,400	65.50	\$104,871	\$22,350	\$57,650	\$96,629	0.597	1,560	\$36.96	27

\$70,300	47.50	\$140,565	\$15,778	\$132,222	\$146,121	0.905	1,188	\$111.30	27
\$39,900	36.61	\$79,783	\$8,655	\$100,345	\$83,288	1.205	725	\$138.41	5A
\$41,100	41.52	\$82,073	\$15,198	\$83,802	\$78,308	1.070	1,040	\$80.58	5A
\$67,900	41.15	\$135,827	\$17,880	\$147,120	\$138,111	1.065	902	\$163.10	5A
\$71,600	49.38	\$143,269	\$14,285	\$130,715	\$151,035	0.865	1,264	\$103.41	5A
\$26,800	50.67	\$53,522	\$17,880	\$35,010	\$41,735	0.839	576	\$60.78	11
\$162,900	54.68	\$325,876	\$75,335	\$222,565	\$293,374	0.759	1,900	\$117.14	4A
\$10,300	51.50	\$20,657	\$14,155	\$5,845	\$7,614	0.768	0	#DIV/0!	4A
\$64,700	53.74	\$129,345	\$34,858	\$85,542	\$110,641	0.773	996	\$85.89	4A
\$67,600	54.08	\$135,172	\$28,361	\$96,639	\$125,071	0.773	1,232	\$78.44	4A
\$59,200	48.72	\$118,338	\$22,836	\$98,664	\$111,829	0.882	968	\$101.93	7A
\$50,000	37.88	\$99,907	\$13,440	\$118,560	\$101,249	1.171	936	\$126.67	7A
\$51,700	44.96	\$103,428	\$8,940	\$106,060	\$110,642	0.959	864	\$122.75	7A
\$23,000	38.33	\$45,902	\$14,900	\$45,100	\$36,302	1.242	924	\$48.81	11
\$86,900	49.66	\$173,820	\$23,263	\$151,737	\$176,296	0.861	1,394	\$108.85	4A
\$53,400	41.08	\$106,759	\$29,651	\$100,349	\$90,290	1.111	912	\$110.03	11
\$51,000	56.67	\$101,900	\$9,938	\$80,062	\$107,684	0.743	992	\$80.71	4A
\$32,900	67.14	\$65,892	\$17,737	\$31,263	\$56,388	0.554	1,170	\$26.72	4A
\$28,100	40.14	\$56,260	\$8,584	\$61,416	\$55,827	1.100	598	\$102.70	4A
\$38,600	59.38	\$77,156	\$14,900	\$50,100	\$72,899	0.687	1,032	\$48.55	4A
\$48,600	47.18	\$97,207	\$22,350	\$80,650	\$87,655	0.920	1,512	\$53.34	4A
\$66,000	49.81	\$132,020	\$26,820	\$105,680	\$123,185	0.858	1,284	\$82.31	4A
\$75,500	60.40	\$150,941	\$30,429	\$94,571	\$141,115	0.670	1,120	\$84.44	4A
\$42,300	32.05	\$84,731	\$23,833	\$108,167	\$71,309	1.517	720	\$150.23	4A
\$72,500	45.34	\$144,957	\$26,500	\$133,400	\$138,708	0.962	1,508	\$88.46	4A
\$72,900	47.65	\$145,867	\$25,961	\$127,039	\$140,405	0.905	1,435	\$88.53	4A
\$43,400	57.87	\$86,718	\$29,263	\$45,737	\$67,278	0.680	509	\$89.86	4A
\$83,300	41.65	\$166,519	\$26,415	\$173,585	\$164,056	1.058	1,205	\$144.05	4A
<b>\$3,575,100</b>		<b>\$7,150,701</b>		<b>\$6,032,944</b>	<b>\$6,644,701</b>			<b>#DIV/0!</b>	
<b>Sale. Ratio =&gt;</b>	<b>46.77</b>			<b>E.C.F. =&gt;</b>	<b>0.908</b>			<b>Std. Deviation=&gt;</b>	<b>0.2426992</b>
<b>Std. Dev. =&gt;</b>	<b>8.36</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.940</b>			<b>Ave. Variance=&gt;</b>	<b>17.7890</b>

\$21,500	107.50	\$43,046	\$24,585	(\$4,585)	\$21,617	(0.212)	0	#DIV/0!	11
\$84,100	87.08	\$168,278	\$112,849	(\$16,274)	\$64,905	(0.251)	0	#DIV/0!	11
\$85,100	30.39	\$170,271	\$150,000	\$130,000	\$23,737	5.477	0	#DIV/0!	11
\$28,000	23.83	\$56,091	\$10,430	\$107,070	\$53,467	2.003	667	\$160.52	4A
\$94,200	34.25	\$188,429	\$118,422	\$156,578	\$81,975	1.910	0	#DIV/0!	11
\$29,500	118.00	\$58,992	\$14,900	\$10,100	\$51,630	0.196	888	\$11.37	4A
\$32,300	82.82	\$59,723	\$21,903	\$17,097	\$48,800	0.350	783	\$21.84	11

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
12.7509	MOBILE HOME	\$22,900		OFF WATER-CHAPPEL LAKE
11.2428	MOBILE HOME	\$47,973		OFF WATER-BASS,ROUND,ISLAND LAKE
5.8267	1 ST/ RANCH	\$24,585		SECTION LOTS AND ACREAGE
18.9034	1+ STORY	\$56,300	050-008-200-002-50, 050-008-200-008-00	SECTION LOTS AND ACREAGE
8.8035	MOBILE HOME	\$42,551		SECTION LOTS AND ACREAGE
3.0924	1+ STORY	\$45,000		SECTION LOTS AND ACREAGE
3.0135	1 ST/ RANCH	\$24,585		SECTION LOTS AND ACREAGE
8.0288	1 ST/ RANCH	\$14,900		SECTION LOTS AND ACREAGE
0.4678	MOBILE HOME	\$27,267		SECTION LOTS AND ACREAGE
24.8857	1 ST/ RANCH	\$26,075	050-021-300-036-50	SECTION LOTS AND ACREAGE
0.0000	1+ STORY	\$147,956	050-015-400-016-50	AGRICULTURAL
34.6462	1+ STORY	\$45,000		SECTION LOTS AND ACREAGE
97.0092		\$118,422	050-025-100-007-00, 050-025-100-008-00	SECTION LOTS AND ACREAGE
17.8446	1 ST/ RANCH	\$20,860		SECTION LOTS AND ACREAGE
3.2189	1 ST/ RANCH	\$15,794		SECTION LOTS AND ACREAGE
12.3186	1+ STORY	\$69,723	050-030-200-001-30	SECTION LOTS AND ACREAGE
1.2453	1 ST/ RANCH	\$5,960		OFF WATER-SAND LAKE
14.2901	1 ST/ RANCH	\$11,920		OFF WATER-SAND LAKE
38.3085	1 ST/ RANCH	\$5,960		OFF WATER-SAND LAKE
24.4441	1 ST/ RANCH	\$44,700		SECTION LOTS AND ACREAGE
23.6244	1+ STORY	\$8,344		OFF WATER-SAND LAKE
14.9614	1 ST/ RANCH	\$7,450	051-C20-000-008-00	OFF WATER-SAND LAKE
16.2224	1 ST/ RANCH	\$7,450		OFF WATER-SAND LAKE
24.3571	1+ STORY	\$10,132		OFF WATER-SAND LAKE
8.2446	MOBILE HOME	\$22,350		EAGLE PARK
38.2793	1+ STORY	\$7,450		EAGLE PARK
33.8812	MOBILE HOME	\$14,900		EAGLE PARK
18.4315	MOBILE HOME	\$14,900		EAGLE PARK
4.8683	1 ST/ RANCH	\$14,900		EAGLE PARK
26.2237	1 ST/ RANCH	\$14,900		EAGLE PARK
34.3355	1 ST/ RANCH	\$22,350		EAGLE PARK

3.5086	1 ST/ RANCH	\$14,900		EAGLE PARK
26.4826	1 ST/ RANCH	\$7,599		OFF WATER-FLOYD LAKE
13.0191	1 ST/ RANCH	\$15,198	051-F10-000-006-00	OFF WATER-FLOYD LAKE
12.5260	1 ST/ RANCH	\$17,880		OFF WATER-FLOYD LAKE
7.4507	1+ STORY	\$13,410		OFF WATER-FLOYD LAKE
10.1111	1 ST/ RANCH	\$17,880		SECTION LOTS AND ACREAGE
18.1328	1 ST/ RANCH	\$72,570		OFF WATER-SAND LAKE
17.2262	1 ST/ RANCH	\$14,155	051-K10-000-008-00	OFF WATER-SAND LAKE
16.6816	1 ST/ RANCH	\$34,270	051-K10-000-017-00	OFF WATER-SAND LAKE
16.7298	1 ST/ RANCH	\$25,665		OFF WATER-SAND LAKE
5.7693	1 ST/ RANCH	\$20,945		OFF WATER-BASS,ROUND,ISLAND LAKE
23.1001	1 ST/ RANCH	\$12,665		OFF WATER-BASS,ROUND,ISLAND LAKE
1.8621	1 ST/ RANCH	\$8,940		OFF WATER-BASS,ROUND,ISLAND LAKE
30.2384	MOBILE HOME	\$14,900		SECTION LOTS AND ACREAGE
7.9275	1 ST/ RANCH	\$15,943		OFF WATER-SAND LAKE
17.1434	1 ST/ RANCH	\$29,651	051-S21-000-033-00, 051-S21-000-031-00	SECTION LOTS AND ACREAGE
19.6477	1 ST/ RANCH	\$8,195		OFF WATER-SAND LAKE
38.5538	1 ST/ RANCH	\$14,900		OFF WATER-SAND LAKE
16.0150	1 ST/ RANCH	\$7,450		OFF WATER-SAND LAKE
25.2719	1 ST/ RANCH	\$14,900		OFF WATER-SAND LAKE
1.9879	MOBILE HOME	\$22,350		OFF WATER-SAND LAKE
8.2072	1 ST/ RANCH	\$26,820		OFF WATER-SAND LAKE
26.9798	1 ST/ RANCH	\$29,800	051-T10-000-004-00	OFF WATER-SAND LAKE
57.6906	1 ST/ RANCH	\$23,833	051-W11-003-006-00	OFF WATER-SAND LAKE
2.1761	1 ST/ RANCH	\$22,420		OFF WATER-SAND LAKE
3.5165	2 STORY	\$22,350		OFF WATER-SAND LAKE
26.0142	1 ST/ RANCH	\$27,863		OFF WATER-SAND LAKE
11.8114	1 ST/ RANCH	\$23,333		OFF WATER-SAND LAKE

**3.2035**

**Coefficient of Var=> 18.92512615**

21.2101		\$24,585		SECTION LOTS AND ACREAGE
25.0735	1 ST/ RANCH	\$112,849		SECTION LOTS AND ACREAGE
547.6790	1 ST/ RANCH	\$148,000		SECTION LOTS AND ACREAGE
200.2536	LOG	\$10,430		OFF WATER-SAND LAKE
191.0061		\$118,422	050-025-100-007-00, 050-025-100-008-00	SECTION LOTS AND ACREAGE
19.5623	MOBILE HOME	\$14,900		OFF WATER-SAND LAKE
35.0348	1 ST/ RANCH	\$21,903		SECTION LOTS AND ACREAGE