

GREENBUSH TOWNSHIP E.C.F. STUDIES 4/1/2021 THRU 3/31/2023

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
090-007-100-030-00	2730 STOUT RD (AKA W F-30)	08/26/22	\$249,900	WD	03-ARM'S LENGTH	\$247,900	\$153,184	\$94,716	\$143,557	0.660
090-019-400-005-00	2550 BERNATHY TR	11/30/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$112,030	\$237,970	\$463,021	0.514
091-005-100-050-00	741 E F-30	07/22/22	\$253,400	WD	03-ARM'S LENGTH	\$253,400	\$93,849	\$159,551	\$180,844	0.882
091-034-100-010-00	1820 MICHAUD RD	10/13/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$38,486	\$106,514	\$133,059	0.801
101-010-300-005-00	1338 W M-72	06/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$124,352	\$60,648	\$93,876	0.646
031-028-200-050-00	4808 WEBSTER RD	06/17/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,743	\$69,257	\$114,177	0.607
Totals:			\$1,318,300			\$1,316,300		\$728,656	\$1,128,534	
										E.C.F. => 0.646
										Ave. E.C.F. => 0.685

2024 USE 0.640

COMMERCIAL & INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
040-011-300-040-00	2779 S US-23 (RESORT)	05/25/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$263,711	\$421,289	\$737,802	0.571
040-011-300-105-00	2885 S US-23 (RESORT)	01/29/22	\$506,000	WD	03-ARM'S LENGTH	\$481,000	\$283,255	\$197,745	\$266,120	0.743
041-140-000-033-02	3410 S US-23 (OFFICE)	06/01/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$9,107	\$80,793	\$226,105	0.357
041-155-000-006-00	4996 E MAIN ST	10/20/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$6,836	\$183,164	\$234,944	0.780
041-400-003-013-01	5002 E MAIN ST (APARTMEN	10/01/21	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$12,687	\$137,313	\$375,095	0.366
091-002-100-040-00	2234 S F-41(STORE W PUMP)	09/09/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$25,504	\$19,496	\$85,184	0.229
064-A30-000-038-00	5684 F 41 (OLD LAKESIDE PLI	08/06/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$12,335	\$47,665	\$152,560	0.312
064-A30-000-039-00	5680 F 41 (STORAGE BLDGS)	05/24/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$19,834	\$120,166	\$192,616	0.624
064-N30-000-005-00	7415 F 41 (VETERNARY)	05/05/22	\$84,000	MLC	03-ARM'S LENGTH	\$84,000	\$19,782	\$64,218	\$131,660	0.488
064-W70-000-056-00	4731 F 41 (STORE)	07/29/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$20,746	\$24,254	\$77,912	0.311
064-L16-000-788-00	6521 N US-23 (PETES PARTY	01/10/22	\$132,000	LC	03-ARM'S LENGTH	\$132,000	\$32,583	\$99,417	\$82,144	1.210
064-P30-000-012-50	5764 N US-23 (RED BARN))	07/13/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$17,124	\$57,876	\$47,040	1.230
Totals:			\$2,201,900			\$2,176,900		\$1,453,396	\$2,609,181	
										E.C.F. => 0.557
										Ave. E.C.F. => 0.602

2024 USE 0.560

LAKE HURON

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
040-002-200-055-00	2093 S HURON SHORES DR	05/11/21	\$440,000	WD	03-ARM'S LENGTH	\$430,000	\$156,556	\$273,444	\$322,169	0.849	
040-011-300-065-00	2841 S US-23	12/30/21	\$680,000	WD	03-ARM'S LENGTH	\$679,500	\$163,650	\$515,850	\$357,628	1.442	
040-011-300-075-00	2849 S US-23	04/20/22	\$420,000	WD	03-ARM'S LENGTH	\$345,000	\$149,145	\$195,855	\$163,274	1.200	
040-011-300-115-00	2895 S US-23	01/06/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$200,904	\$674,096	\$564,698	1.194	
040-011-300-125-00	2925 S US-23	06/21/21	\$406,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$406,000	\$132,068	\$273,932	\$212,925	1.287	
040-026-200-020-00	4059 S US-23	10/20/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$82,292	\$216,708	\$128,961	1.680	
041-140-000-004-00	3401 S US-23	10/17/22	\$340,000	WD	03-ARM'S LENGTH	\$339,000	\$169,688	\$169,312	\$161,075	1.051	
041-140-000-006-00	3407 S US-23	10/08/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$86,953	\$438,047	\$233,298	1.878	
041-140-000-017-00	3459 S US-23	11/18/21	\$475,000	WD	03-ARM'S LENGTH	\$470,000	\$83,434	\$386,566	\$257,333	1.502	
041-140-000-020-00	3471 S US-23	02/25/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$86,170	\$292,830	\$243,179	1.204	
041-140-000-020-00	3471 S US-23	09/20/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$86,170	\$263,730	\$243,179	1.085	
041-145-000-263-00	3325 S US-23	09/15/21	\$380,000	WD	03-ARM'S LENGTH	\$377,000	\$96,998	\$280,002	\$195,351	1.433	
041-145-000-278-00	3261 S US-23	10/29/21	\$344,000	WD	03-ARM'S LENGTH	\$337,150	\$68,915	\$268,235	\$193,295	1.388	
041-145-000-287-00	3195 S US-23	02/10/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$144,618	\$247,382	\$140,650	1.759	
041-145-000-320-00	3009 S US-23	07/16/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$71,013	\$178,987	\$90,301	1.982	
041-145-000-321-00	3007 S US-23	08/03/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$73,312	\$208,688	\$139,698	1.494	
041-147-000-473-00	3809 S US-23	04/16/21	\$234,900	WD	03-ARM'S LENGTH	\$214,900	\$70,905	\$143,995	\$95,123	1.514	
Totals:			\$7,071,800			\$6,950,450		\$5,027,659	\$3,742,139		
										E.C.F. =>	1.344
										Ave. E.C.F. =>	1.408

2024 USE **1.340**

CEDAR LAKE - EAST SIDE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
040-027-100-015-00	4258 E CEDAR LAKE DR	06/24/21	\$234,000	WD	03-ARM'S LENGTH	\$219,000	\$46,670	\$172,330	\$165,334	1.042	
040-027-100-015-00	4258 E CEDAR LAKE DR	03/27/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$46,670	\$168,330	\$165,334	1.018	
040-027-100-060-00	4198 E CEDAR LAKE DR	05/27/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$82,921	\$186,079	\$290,128	0.641	
041-140-000-091-00	3454 E CEDAR LAKE DR	07/28/21	\$224,000	WD	03-ARM'S LENGTH	\$221,000	\$47,495	\$173,505	\$146,462	1.185	
041-140-000-092-00	3464 E CEDAR LAKE DR	04/29/21	\$173,500	WD	03-ARM'S LENGTH	\$170,000	\$44,938	\$125,062	\$109,860	1.138	
041-140-000-094-00	3472 E CEDAR LAKE DR	07/23/21	\$170,000	WD	03-ARM'S LENGTH	\$151,000	\$44,816	\$106,184	\$120,430	0.882	
041-140-000-094-00	3472 E CEDAR LAKE DR	05/18/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$44,816	\$134,184	\$120,430	1.114	
041-141-000-119-00	3604 E CEDAR LAKE DR	08/17/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$96,417	\$193,583	\$195,927	0.988	
041-141-000-121-02	3608 E CEDAR LAKE DR	09/24/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$52,958	\$137,042	\$94,626	1.448	
041-141-000-122-00	3610 E CEDAR LAKE DR	09/17/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$43,072	\$161,928	\$105,323	1.537	
041-141-000-145-01	3710 E CEDAR LAKE DR	03/09/23	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$47,891	\$120,609	\$113,172	1.066	
041-141-000-146-00	3732 E CEDAR LAKE DR	11/04/21	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$77,060	\$102,940	\$107,854	0.954	
041-141-000-161-00	3934 E CEDAR LAKE DR	07/22/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$73,060	\$201,940	\$137,081	1.473	
041-148-000-552-00	4510 S EVERGREEN DR	08/17/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$93,210	\$266,790	\$255,194	1.045	
041-148-000-583-00	4692 S EVERGREEN DR	07/30/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$52,860	\$152,140	\$130,335	1.167	
041-160-000-001-00	4112 E CEDAR LAKE DR	05/13/22	\$250,000	WD	03-ARM'S LENGTH	\$235,000	\$76,452	\$158,548	\$138,108	1.148	
041-185-000-007-00	4436 E CEDAR LAKE DR	08/25/22	\$175,000	WD	03-ARM'S LENGTH	\$173,500	\$42,678	\$130,822	\$102,627	1.275	
041-185-000-009-00	4448 E CEDAR LAKE DR	04/23/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$70,419	\$154,581	\$182,496	0.847	
041-220-000-006-00	4370 E CEDAR LAKE DR	07/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$36,869	\$313,131	\$265,104	1.181	
041-220-000-009-00	4356 E CEDAR LAKE DR	09/01/22	\$144,600	WD	03-ARM'S LENGTH	\$142,600	\$43,017	\$99,583	\$104,944	0.949	
041-220-000-012-00	4346 E CEDAR LAKE DR	06/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$42,173	\$107,827	\$86,118	1.252	
Totals:			\$4,632,600			\$4,573,600		\$3,367,138	\$3,136,887		
										E.C.F. =>	1.073
										Ave. E.C.F. =>	1.112
										2024 USE	1.070

CEDAR LAKE - WEST SIDE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
040-022-300-150-00	3993 W CEDAR LAKE RD	11/10/21	\$350,000	WD	03-ARM'S LENGTH	\$250,000	\$82,817	\$167,183	\$238,721	0.700	
040-027-200-061-00	4065 W CEDAR LAKE RD	06/10/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$50,774	\$99,126	\$137,069	0.723	
040-027-300-013-00	4273 W CEDAR LAKE RD	09/30/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$142,341	\$187,559	\$215,018	0.872	
040-027-300-016-00	4365 W CEDAR LAKE RD	05/13/22	\$449,000	WD	03-ARM'S LENGTH	\$439,000	\$241,230	\$197,770	\$262,146	0.754	
040-034-300-065-00	4845 W CEDAR LAKE RD	08/31/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$136,469	\$164,531	\$122,617	1.342	
040-034-300-120-00	4941 W CEDAR LAKE RD	02/21/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$55,951	\$214,049	\$184,333	1.161	
040-034-300-125-00	4945 W CEDAR LAKE RD	11/02/21	\$259,000	WD	03-ARM'S LENGTH	\$219,000	\$55,218	\$163,782	\$225,636	0.726	
040-034-300-135-00	4959 W CEDAR LAKE RD	06/09/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$82,925	\$266,075	\$189,645	1.403	
041-110-001-011-00	4169 S BUENA VISTA ST	03/22/22	\$220,000	WD	03-ARM'S LENGTH	\$205,000	\$79,010	\$125,990	\$156,045	0.807	
041-110-001-023-24	4225 S BUENA VISTA ST	11/04/22	\$390,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$390,000	\$82,464	\$307,536	\$279,541	1.100	
041-120-000-002-00	4385 W CEDAR LAKE RD	06/09/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$78,643	\$301,357	\$224,340	1.343	
041-195-000-006-00	3707 W CEDAR LAKE RD	08/23/22	\$230,000	WD	03-ARM'S LENGTH	\$225,000	\$71,297	\$153,703	\$131,094	1.172	
041-195-000-012-00	3677 W CEDAR LAKE RD	02/01/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$63,302	\$231,698	\$175,353	1.321	
041-195-000-028-00	3607 S CEDAR ST	04/07/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$59,549	\$152,951	\$243,645	0.628	
041-195-000-034-00	3565 W CEDAR LAKE RD	02/28/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$130,031	\$314,969	\$313,122	1.006	
041-196-000-050-00	3469 W CEDAR LAKE RD	08/10/21	\$275,000	WD	03-ARM'S LENGTH	\$274,000	\$63,617	\$210,383	\$160,297	1.312	
041-196-000-051-00	3463 W CEDAR LAKE RD	04/26/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$60,943	\$134,057	\$185,310	0.723	
041-196-000-067-01	3355 W CEDAR LAKE RD	07/09/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$60,904	\$289,096	\$229,718	1.258	
Totals:			\$5,450,300			\$5,279,300		\$3,681,815	\$3,673,650		
										E.C.F. =>	1.002
										Ave. E.C.F. =>	1.020
										2024 USE	1.000

LAKE INFLUENCE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
040-034-400-087-00	4907 E CEDAR LAKE DR	05/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$49,964	\$185,036	\$198,347	0.933
041-141-000-192-00	3891 E CEDAR LAKE DR	05/26/21	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$15,132	\$72,868	\$125,932	0.579
041-141-000-199-01	3859 E CEDAR LAKE DR	09/20/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$30,012	\$139,988	\$188,271	0.744
041-141-000-207-00	3683 E CEDAR LAKE DR	07/12/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$15,950	\$63,950	\$82,284	0.777
041-141-000-246-00	3543 E CEDAR LAKE DR	02/02/22	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$17,860	\$57,640	\$65,336	0.882
041-141-000-247-00	3541 E CEDAR LAKE DR	11/02/22	\$145,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$145,000	\$22,964	\$122,036	\$139,779	0.873
041-142-000-011-00	3739 E CEDAR LAKE DR	04/26/21	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$42,356	\$57,644	\$91,186	0.632
041-148-000-603-01	4668 E CEDAR LK DR	09/08/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$21,143	\$153,857	\$180,016	0.855
041-148-000-637-00	4531 S EVERGREEN DR	11/30/21	\$77,500	WD	03-ARM'S LENGTH	\$76,000	\$16,546	\$59,454	\$101,137	0.588
041-185-000-024-01	4427 E CEDAR LAKE DR	07/30/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$21,378	\$43,622	\$59,719	0.730
041-185-000-038-00	4495 E CEDAR LAKE DR	06/30/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$17,684	\$77,316	\$109,732	0.705
Totals:			\$1,325,900			\$1,304,400		\$1,033,411	\$1,341,738	
										E.C.F. => 0.770
										Ave. E.C.F. => 0.754

2024 USE 0.770

NO LAKE INFLUENCE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
040-011-200-030-01	2512 S US-23	05/11/22	\$105,000	QC	03-ARM'S LENGTH	\$105,000	\$12,806	\$92,194	\$87,830	1.050
040-026-200-155-00	4182 S US-23	02/23/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$16,927	\$83,073	\$72,098	1.152
040-033-300-056-00	4901 S BIRCH ACRES RD	02/23/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$19,196	\$73,804	\$144,182	0.512
041-132-000-006-00	3576 S US-23	08/25/22	\$189,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$189,900	\$33,532	\$156,368	\$188,788	0.828
041-132-000-008-00	3570 S US-23	09/28/21	\$75,000	WD	03-ARM'S LENGTH	\$74,500	\$11,806	\$62,694	\$88,180	0.711
041-133-000-005-01	2676 W CEDAR LAKE RD	10/05/22	\$250,000	WD	03-ARM'S LENGTH	\$249,600	\$58,071	\$191,529	\$282,402	0.678
041-140-000-036-00	3392 S US-23	08/04/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$15,181	\$49,819	\$86,150	0.578
041-145-000-361-00	3374 S US-23	07/08/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$13,728	\$171,272	\$198,932	0.861
041-146-000-366-00	4350 S US-23	05/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$20,150	\$129,850	\$177,728	0.731
041-148-000-522-00	4657 E CEDAR LAKE DR	12/16/22	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$7,928	\$59,072	\$45,362	1.302
041-148-000-531-01	4581 E CEDAR LAKE DR	12/27/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$20,329	\$139,671	\$203,648	0.686
041-148-000-621-00	4548 E CEDAR LAKE DR	07/01/21	\$82,000	WD	03-ARM'S LENGTH	\$80,000	\$16,627	\$63,373	\$90,187	0.703
041-255-000-021-01	2571 STATE ST	04/16/21	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$36,626	\$198,374	\$383,197	0.518
041-255-000-028-00	2599 STATE ST	06/08/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$11,651	\$43,349	\$75,570	0.574
041-255-000-036-00	2705 W CEDAR LAKE RD	11/22/21	\$83,740	WD	03-ARM'S LENGTH	\$83,740	\$22,575	\$61,165	\$99,607	0.614
041-265-000-082-00	3125 S PINETREE DR	12/29/22	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$17,343	\$117,657	\$231,902	0.507
041-266-000-188-00	5029 S TIMBERLAKES BLVD	09/06/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$15,662	\$159,338	\$196,022	0.813
041-266-000-188-00	5029 S TIMBERLAKES BLVD	06/19/21	\$140,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,500	\$16,212	\$124,288	\$196,022	0.634
041-301-000-043-00	4300 E F-30	10/15/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$21,221	\$62,779	\$112,102	0.560
Totals:			\$2,430,140			\$2,427,240		\$2,039,669	\$2,959,907	
										E.C.F. => 0.689
										Ave. E.C.F. => 0.737

2024 USE 0.690

5 ACRES & MORE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
040-004-300-010-00	4140 E F-30	06/22/22	\$219,900	WD	03-ARM'S LENGTH	\$217,400	\$97,065	\$120,335	\$187,517	0.642
040-006-200-020-01	2130 S KING RD	06/13/22	\$440,000	WD	03-ARM'S LENGTH	\$430,500	\$95,493	\$335,007	\$350,324	0.956
040-009-200-005-00	4069 E WILCOX RD	02/17/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$38,875	\$20,125	\$37,195	0.541
040-010-200-005-00	4652 E RIDLEY RD	05/16/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$104,079	\$220,921	\$276,217	0.800
040-034-400-081-01	4898 E MARTELL RD	10/08/21	\$77,000	MLC	03-ARM'S LENGTH	\$77,000	\$34,143	\$42,857	\$114,535	0.374
Totals:			\$1,120,900			\$1,108,900		\$739,245	\$965,789	
										E.C.F. => 0.765
										Ave. E.C.F. => 0.663

2024 USE 0.760

VILLAGE AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
041-155-000-039-00	4995 E RIDLEY RD	05/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$10,755	\$129,245	\$169,179	0.764
041-400-003-017-00	5012 E MAIN ST	08/15/22	\$83,000	MLC	03-ARM'S LENGTH	\$83,000	\$13,492	\$69,508	\$92,850	0.749
041-400-006-008-00	5035 E GRUFF ST	01/14/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$39,981	\$130,019	\$248,986	0.522
041-401-005-045-00	5126 E F-30	05/21/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$14,258	\$154,742	\$255,094	0.607
Totals:			\$562,000			\$562,000		\$483,514	\$766,109	
										E.C.F. => 0.631
										Ave. E.C.F. => 0.660

2024 USE 0.630

WHISPERING PINES CONDO

PER PAIRED SALES 20% AVERAGE INCREASE IN 12 MONTHS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Time Adj Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
041-350-000-005-00	2353 S US-23	06/11/21	\$307,000	WD	03-ARM'S LENGTH	\$306,000	\$367,200	\$0	\$367,200	\$295,199	1.244
041-350-000-006-00	2353 S US-23	04/30/21	\$276,400	WD	03-ARM'S LENGTH	\$274,400	\$329,280	\$0	\$329,280	\$257,175	1.280
041-350-000-008-00	2353 S US-23	07/16/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$342,000	\$0	\$342,000	\$288,072	1.187
Totals:			\$868,400			\$865,400	\$1,038,480		\$1,038,480	\$840,446	
										Sale. Ratio => 1.236	
										Std. Dev. => 1.237	

2024 USE 1.230

MOBILE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
064-J50-000-153-00	6377 CEDAR ST	07/15/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$19,533	\$85,467	\$108,054	0.791
064-J60-000-029-01	6274 POTOMAC ST	06/14/21	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$5,048	\$34,852	\$64,102	0.544
064-S90-000-030-00	7823 JAMES RAY ST	06/02/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$7,747	\$62,153	\$113,654	0.547
Totals:			\$214,800			\$214,800		\$182,472	\$285,811	
										E.C.F. => 0.638
										Ave. E.C.F. => 0.627

USE FOR RESIDENTIAL NON LAKE FRONT **2024 USE 0.630**