

ALL LAKES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Sa	Cur. Apprai	Land + Yarc	Bldg. Resid	Cost Man.	\$ E.C.F.
002-021-025-00	6465 SQUAW LK RD NE	7/30/24	380,000	WD	03-ARM'S L	380,000	184,500	49	368,948	132,742	247,258	151,414	1.6330
002-021-016-00	6632 SQUAW LK RD NE	5/24/24	145,000	WD	03-ARM'S L	145,000	64,800	45	129,504	60,805	84,195	44,038	1.9119
002-015-025-20	7228 W BLUE LK RD NE	8/16/24	660,000	WD	03-ARM'S L	660,000	303,400	46	606,797	159,313	500,687	341,070	1.4680
002-018-005-10	10040 N TWIN LK RD NE	5/8/24	975,000	WD	03-ARM'S L	975,000	360,800	37	721,603	339,774	635,226	291,028	2.1827
002-022-018-01	6578 W BLUE LK RD NE	3/18/24	1,195,000	WD	03-ARM'S L	1,195,000	578,800	48	1,157,578	357,725	837,275	609,644	1.3734
002-148-008-01	10117 TWIN LK RD NE	5/24/23	595,000	WD	03-ARM'S L	595,000	408,900	69	817,790	587,244	7,756	175,721	0.0441
002-500-008-00	10556 N TWIN LK RD NE	2/19/25	450,000	WD	03-ARM'S L	440,000	231,000	53	462,075	330,327	109,673	100,418	1.0922
002-741-001-00	7227 BLUE LK RD NE	9/11/23	650,000	WD	03-ARM'S L	650,000	375,500	58	750,941	138,741	511,259	466,616	1.0957
002-860-024-00	10370 N TWIN LK RD NE	12/22/23	650,000	WD	03-ARM'S L	650,000	332,900	51	665,834	171,293	478,707	376,937	1.2700
002-023-007-00	6927 E BASS LK RD NE	10/8/24	265,000	WD	03-ARM'S L	265,000	102,800	39	205,568	57,700	207,300	99,307	2.0875
002-022-008-00	6117 BLUE LK RD NE	12/18/24	325,000	WD	03-ARM'S L	325,000	172,800	53	345,632	132,936	192,064	142,845	1.3446
002-022-008-30	5975 BLUE LK RD NE	9/22/23	150,000	WD	03-ARM'S L	150,000	93,300	62	186,666	119,115	30,885	45,367	0.6808
002-005-035-00	9329 GEDMAN RD NE	10/31/23	449,900	WD	03-ARM'S L	449,900	175,100	39	350,113	110,027	339,873	186,983	1.8177
002-007-030-15	8544 GEDMAN RD NE	7/17/24	485,000	WD	03-ARM'S L	485,000	238,800	49	477,658	59,371	425,629	280,918	1.5151
Totals:			7,374,900			7,364,900	3,623,400		7,246,707		4,607,787	3,312,305	
								Sale. Ratio	49.19822			E.C.F. =>	1.3911
								Std. Dev. =>	8.96042			Ave. E.C.F.	1.3940
												E.C.F.	1.3940

ACREAGE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt	Asd/Adj. S _e	Cur. Apprai	Land + Yarc	Bldg. Resid	Cost Man.	E.C.F.		
002-004-002-28	12757 STARVATION LK RD NE	11/27/24	300,000	WD	03-ARM'S L	300,000	196,300	65	392,544	32,917	267,083	251,136	1.063499		
002-021-001-14	6694 SAWYER RIDGE NE	1/26/24	375,000	WD	03-ARM'S L	375,000	121,500	32	243,092	57,946	317,054	158,924	1.995009		
002-027-004-01	5846 BLUE LK RD NE	8/26/24	260,000	WD	03-ARM'S L	260,000	138,900	53	277,713	113,922	146,078	140,593	1.039012		
002-027-008-00	13307 THORNTON DR NE	12/21/23	120,000	WD	03-ARM'S L	120,000	97,400	81	194,840	46,800	73,200	103,380	0.708068		
Totals:			1,055,000			1055000	554100		1108189		803415	654032.8			
												Sale. Ratio	52.52133	E.C.F. =>	1.228402
												Std. Dev. =:	20.56058	Ave. E.C.F.	1.201397
														E.C.F.	1.2

COMMERCIAL & INDUSTRIAL ECF

PARCEL NUMBER	STREET ADDRESS	SALE DATE	SALE PRICE	INSTR.	TERMS OF	ADJ.SALE\$	LAND + YARD	BLDG. RESIDUA	COST MANUA	ECF	OTHER PARCELS
008-012-011-00	3601 CO RD 612 NE	10/01/23	\$200,000	LC	19-MULTI F	200,000	106,957	93,043	171,047	0.544	008-012-011-50
008-031-014-00	1202 THOMAS RD SW	01/18/24	\$400,000	LC	03-ARM'S L	400,000	54,039	345,961	357,731	0.967	
05-08-033-040-00	9548 CRYSTAL BEACH RD	5/3/2024	\$350,000	WD	03-ARM'S L	350,000	59,457	290,543	242,463	1.198	
05-08-033-051-00	11921 S EAST TORCH LAKE DR	7/28/2023	\$500,000	WD	03-ARM'S L	500,000	164,379	335,621	414,834	0.809	
05-11-131-009-00	11297 S US 131	5/20/2024	\$215,000	WD	03-ARM'S L	215,000	75,958	139,042	197,950	0.702	
								\$1,204,210	\$1,384,024	0.870	

BLUE LAKE TWP DID NOT HAVE ANY COMMERCIAL OR INDUSTRIALS SALES DURING THE STATE REQUIRED TIME FRAME. THERE WERE TWO KALKASKA COUNTY RURAL SALES WHICH WERE NOT SUFFICIENT TO A RELIABLE ECF. I WAS ABLE TO GET 3 ADDITIONAL SALES THAT WERE RURAL IN ANTRIM COUNTY, WHICH I USED TO ESTABLISH THE ECF FOR BLUE LAKE TOWNSHIP. **ECF .870**