

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
080-003-202-001-01	3400 HOCKADAY ROAD	03/28/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$184,600	47.09	\$369,272
080-004-100-003-10	3339 N HOCKADAY ROAD	05/16/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$185,700	68.78	\$371,371
080-007-203-001-00	2878 N M-18	09/24/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$198,500	39.70	\$475,854
080-021-400-002-00	1701 N HOCKADAY ROAD	12/06/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$208,800	46.40	\$417,631
Totals:			\$1,612,000			\$1,612,000	\$777,600		\$1,634,128
								Sale. Ratio =>	48.24
								Std. Dev. =>	12.64

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$159,740	\$232,260	\$295,115	0.787	1,680	\$138.25	RESAG	8.6579	Ranch	\$158,208		AGRICULTURAL
\$105,330	\$164,670	\$374,706	0.439	3,864	\$42.62	RESAG	26.0970	Ranch	\$102,464		AGRICULTURAL
\$146,616	\$353,384	\$463,715	0.762	4,064	\$86.95	RESAG	6.1636	Two-Story	\$145,100	080-007-301-001-00	AGRICULTURAL
\$194,914	\$255,086	\$313,686	0.813	1,416	\$180.15	RESAG	11.2755	Two-Story	\$190,400		AGRICULTURAL
\$1,005,400		\$1,447,223			\$111.99		0.5725				
			E.C.F. =>	0.695	Std. Deviat	0.17522723					
			Ave. E.C.F. =>	0.700	Ave. Varian	13.0485	Coefficient of Var=>	18.6291267			

Used .700
.710 in 2024

Included a sale from 2019 to get more data.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
080-031-400-015-00	2741 PARKWAY COURT	07/02/22	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$17,200	66.15	\$34,351	\$4,334
080-100-000-007-10	2674 PARKWAY COURT	07/12/21	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$14,100	62.67	\$28,297	\$3,084
Totals:			\$48,500			\$48,500	\$31,300		\$62,648	
								Sale. Ratio =>	64.54	
								Std. Dev. =>	2.47	

Big Tree Area Clement Township Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
070-070-000-015-00	567 BIRCH	11/29/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,200	51.00	\$20,367	\$8,100
070-180-000-047-00	466 ADELIN	11/01/24	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$10,100	51.79	\$20,131	\$4,620
070-180-000-049-00	454 ADELIN	10/24/22	\$40,000	WD	19-MULTI PARCEL ARM'	\$40,000	\$13,000	32.50	\$52,160	\$13,787
070-180-000-065-00	441 W INDIAN LAKE	07/07/23	\$39,000	LC	03-ARM'S LENGTH	\$39,000	\$21,200	54.36	\$42,225	\$6,600
Totals:			\$118,500			\$118,500	\$54,500		\$134,883	
								Sale. Ratio =>	45.99	
								Std. Dev. =>	10.05	

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale
\$21,666	\$65,254	0.332	840	\$25.79	PKWY1	1.1106	Ranch	
\$19,416	\$54,811	0.354	1,144	\$16.97	PKWY1	1.1106	Ranch	
\$41,082	\$120,065			\$21.38		0.0966		
			E.C.F. =>	0.342	Std. Deviation	0.01570657		
			Ave. E.C.F. =>	0.343	Ave. Variance:	1.1106	Coefficient of Var=	3.236737955

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale
\$11,900	\$22,304	0.534	672	\$17.71	12	5.7506	1 STY	
\$14,880	\$28,356	0.525	576	\$25.83	12	4.8708	1 STY	
\$26,213	\$75,836	0.346	720	\$36.41	12	13.0385	2 STY	070-180-000-050-00, 070-180-000-051-00
\$32,400	\$64,773	0.500	872	\$37.16	12	2.4171	1 STY	
\$85,393	\$191,269			\$29.28		2.9584		
			E.C.F. =>	0.446	Std. Deviation	0.08806064		
			Ave. E.C.F. =>	0.476	Ave. Variance:	6.5193	Coefficient of Var=	13.69481475

Used .446 .490 in 2024

There were only 2 sales in the Parkway Beach area.
Included sales from Big Tree in Clement Township because this is a similar area.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
080-013-401-002-04	2153 N M-30	11/15/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$163,800	44.88	\$327,629
080-013-401-002-20	2194 SUGAR RIVER PINES TRAIL	07/25/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$169,100	39.33	\$338,101
080-013-404-001-10	2085 N M-30	01/22/21	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$306,800	51.22	\$660,838
Totals:			\$1,394,000			\$1,394,000	\$639,700		\$1,326,568
								Sale. Ratio =>	45.89
								Std. Dev. =>	5.95

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table
\$41,336	\$323,664	\$283,458	1.142	1,608	\$201.28	rvfrt	13.6768	Two-Story		RIVERFRONT
\$43,527	\$386,473	\$346,558	1.115	1,984	\$194.79	rvfrt	11.0105	Ranch		RIVERFRONT
\$88,275	\$510,725	\$673,604	0.758	5,194	\$98.33	rvfrt	24.6873	Two-Story	080-013-404-002-00	RIVERFRONT
\$1,220,862		\$1,303,620			\$164.80		6.8554			
			E.C.F. =>	0.937	Std. Deviation=>		0.214214			
			Ave. E.C.F. =>	1.005	Ave. Variance=>		16.4582	Coefficient of Var=>		16.37516737

Used .937

Riverfront was 1.01 in 2024 Residential was 1.045 in 2024

Riverfront and Residential areas were combined for the ECF analysis because there were no residential sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
110-240-000-026-00	35 E M-61	02/09/22	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$53,600	44.30	\$105,905
110-420-012-012-00	350 E M-61	05/02/22	\$165,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$64,000	38.79	\$126,025
110-430-012-017-00	343 NORWAY ST	11/15/21	\$112,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$112,000	\$36,300	32.41	\$82,815
Totals:			\$398,000			\$398,000	\$153,900		\$314,745
								Sale. Ratio =>	38.67
								Std. Dev. =>	5.95

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table
\$20,689	\$100,311	\$124,222	0.808	1,536	\$65.31	2000	24.6925			2000 COMMERCIAL
\$35,200	\$129,800	\$132,398	0.980	1,728	\$75.12	2000	7.4064		110-420-012-015-00	2000 COMMERCIAL
\$50,189	\$61,811	\$44,939	1.375	1,920	\$32.19	2000	32.0989		110-430-012-015-01	2000 COMMERCIAL
\$291,922		\$301,559			\$57.54		8.6399			
			E.C.F. =>	0.968	Std. Deviation=>		0.29111084			
			Ave. E.C.F. =>	1.054	Ave. Variance=>		21.3992	Coefficient of Var=>		20.29438768

Used 1.04

1.045 in 2024

There were no commercial or industrial sales in Gladwin Township.
Used sales from Hay Township.

Commercial and Industrial were combined for the ECF analysis.