

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-45-017-079-0C	558 W STATE ST	05/13/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$86,900	21.73	\$591,162	\$66,127	\$333,873	\$739,486	0.451
05-15-023-006-1C	2616 N US 131	01/04/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$515,600	51.56	\$1,031,287	\$144,430	\$855,570	\$1,254,395	0.682
05-45-020-070-1C	405 DALE AVE	08/14/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$23,300	22.19	\$132,406	\$27,285	\$77,715	\$148,058	0.525
05-45-020-076-6C	521 DALE AVE	08/07/20	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$13,900	27.80	\$49,934	\$25,152	\$24,848	\$34,904	0.712
052-234-020-10	100 HARBOR DR (PVT)	7/10/2021		CD	confidential	15,540,566				\$391,375	\$15,149,191	\$26,413,340	0.574
004-034-028-00	06684 US 31 S	8/10/2020		WD	confidential	2,500,000				\$484,375	\$2,015,625	\$2,868,442	0.703
041-020-019-30	760 S CEDAR ST	11/23/21	\$3,006,000	WD	03-ARM'S LENGTH	\$3,006,000	\$992,500	33.02	\$2,250,860	\$48,663	\$2,957,337	\$2,531,261	1.168
008-031-001-35	1100 PROUGH RD SW	11/26/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$115,700	57.85	\$241,588	\$45,582	\$154,418	\$264,873	0.583
008-004-002-40	524 SEELEY RD NE	02/01/20	\$98,200	WD	03-ARM'S LENGTH	\$98,200	\$49,100	50.00	\$108,012	\$19,050	\$79,150	\$120,219	0.658
05-15-150-006-0C	2485 COATS ST	07/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,900	39.94	\$127,792	\$25,687	\$134,313	\$144,420	0.930
008-008-014-00	882 W MILE RD NW	11/12/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$137,400	37.14	\$313,714	\$53,297	\$316,703	\$351,915	0.900
008-008-016-00	988 W MILE RD NW	04/06/21	\$318,750	WD	03-ARM'S LENGTH	\$318,750	\$113,500	35.61	\$256,885	\$28,050	\$290,700	\$309,236	0.940
008-016-032-00	787 KETTLE LK RD NE	12/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,200	40.92	\$122,744	\$53,632	\$76,368	\$93,395	0.818
008-004-009-11	3300 US 131 NE	06/05/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,400	44.96	\$242,272	\$62,603	\$187,397	\$242,796	0.772
008-004-011-30	3485 INWOOD CIR NE	06/28/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,900	49.56	\$286,069	\$40,843	\$209,157	\$331,386	0.631

Totals:	\$818,750	\$818,750	\$304,100	\$693,343	\$22,131,938	\$34,534,457	Sale. Ratio => 37.14	E.C.F. => 0.641
							Std. Dev. => 2.74	Ave. E.C.F. => 0.736

Used sales from Kalkaska and Antrim County due to lack of sales in our jurisdiction
Used .74