

2024 Mancelona Township ECF

Unit 05-11 - MANCELONA TOWNSHIP							
Code	Description	RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL
1001	1001 AGRICULTURE	1.05	0.83	1.35	1.06	0.70	0.70
2001	2001 TWP COM OFF HWY	1.05	0.83	1.03	1.06	0.70	0.70
2002	2002 TWP COM HWY	1.05	0.83	1.03	1.06	0.70	0.70
2003	2003 V COM HWY-INT	1.05	0.83	1.03	1.06	0.70	0.70
2004	2004 V MAIN ST COM	1.05	0.83	1.03	1.06	0.63	0.63
3001	3001 TWP INDUSTRIAL	1.05	0.83	1.03	1.06	0.70	0.70
3002	3002 VILLAGE INDUSTRIAL	1.05	0.83	1.03	1.06	0.70	0.70
4000	4000 DOUBLE WIDE MOBILE HOMES	1.05	0.83	1.35	1.06	0.70	0.70
4001	4001 ACREAGE	1.05	0.83	1.03	1.06	0.70	0.70
4002	4002 TWP SUBDIVISION	1.05	0.83	1.03	1.06	0.70	0.70
4003	4003 FAIRWAY, COUNRTY, SOUTHWD	1.26	0.83	1.15	1.26	0.70	0.70
4004	4004 WHISPER, VALLEY, MANISTEE	1.26	0.83	1.15	1.26	0.70	0.70
4005	4005 LK OF THE NORTH VILLA	1.26	0.83	1.15	1.26	0.70	0.70
4006	4006 LOGAN TOWN	1.26	0.83	1.03	1.26	0.70	0.70
4007	4007 VILLAGE	1.09	0.83	1.03	1.09	0.70	0.70
4008	4008 VILLAGE	1.09	0.83	1.03	1.09	0.70	0.70
4009	4009 ANTRIM	1.09	0.83	1.03	1.06	0.70	0.70

Single Family

Parcel Number	Sale Date	Sale Price	Instr.terms of Sal	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
05-11-119-007-01	09/12/22	\$76,000	WD	03-ARM'S I	\$37,800	\$112,930	\$71,224	\$103,004	0.691	1,593
05-11-116-021-00	08/16/22	\$55,000	LC	03-ARM'S I	\$21,800	\$66,925	\$43,673	\$52,950	0.825	554
05-11-128-016-05	10/27/21	\$249,900	WD	03-ARM'S I	\$85,900	\$275,886	\$206,797	\$221,698	0.933	1,344
05-11-104-002-50	07/15/21	\$199,900	WD	03-ARM'S I	\$62,700	\$212,126	\$151,825	\$156,239	0.972	1,104
05-11-118-003-00	06/03/22	\$206,000	WD	03-ARM'S I	\$73,400	\$216,600	\$161,487	\$163,892	0.985	1,556
05-11-108-023-00	10/29/21	\$100,000	WD	03-ARM'S I	\$32,400	\$103,617	\$90,375	\$89,516	1.010	1,000
05-11-119-030-00	12/15/21	\$161,500	PTA	03-ARM'S I	\$48,500	\$158,128	\$153,825	\$143,289	1.074	1,376
05-11-108-022-00	01/10/23	\$185,000	WD	03-ARM'S I	\$58,300	\$173,104	\$162,778	\$143,697	1.133	1,198
05-11-120-027-10	08/25/22	\$140,000	WD	03-ARM'S I	\$46,200	\$131,016	\$122,876	\$108,469	1.133	1,174
05-11-121-011-00	01/07/22	\$140,000	WD	03-ARM'S I	\$38,500	\$118,546	\$134,624	\$107,781	1.249	1,212
05-11-121-012-00	07/27/22	\$190,000	WD	03-ARM'S I	\$53,000	\$160,346	\$184,126	\$147,116	1.252	1,354
05-11-121-009-00	06/25/21	\$215,000	WD	03-ARM'S I	\$57,100	\$177,115	\$210,500	\$164,395	1.280	2,268
Totals:		\$1,918,300			\$615,600	\$1,906,339	\$1,694,110	\$1,602,047		
					Sale. Ratio =>			E.C.F. =>	1.057	1.05 USED
					Std. Dev. =>			Ave. E.C.F. =>	1.045	

Lakes of the North

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-11-425-098-00	11/22/22	\$315,000	WD	19-MULTI P	\$138,200	\$398,454	\$298,735	\$357,398	0.836	2,400
05-11-200-195-00	11/29/22	\$263,000	WD	03-ARM'S L	\$0	\$341,418	\$253,951	\$296,229	0.857	2,144
05-11-450-210-00	08/19/21	\$135,000	WD	19-MULTI P	\$52,700	\$153,142	\$127,500	\$136,195	0.936	1,122
05-11-375-092-00	06/14/21	\$130,000	WD	03-ARM'S L	\$43,300	\$146,074	\$114,452	\$116,333	0.984	912
05-11-500-133-00	02/24/23	\$265,000	WD	03-ARM'S L	\$0	\$293,631	\$256,800	\$258,851	0.992	1,685
05-11-525-337-00	07/19/21	\$205,000	WD	03-ARM'S L	\$73,500	\$223,878	\$203,400	\$198,109	1.027	1,162
05-11-475-214-00	03/04/22	\$225,000	WD	03-ARM'S L	\$79,800	\$231,430	\$222,000	\$213,613	1.039	1,769
05-11-425-159-00	09/21/21	\$162,500	WD	03-ARM'S L	\$53,400	\$161,100	\$157,578	\$146,047	1.079	1,474
05-11-575-018-00	09/13/21	\$140,000	WD	03-ARM'S L	\$49,000	\$144,836	\$131,500	\$121,512	1.082	1,260
05-11-525-102-00	05/10/22	\$178,000	WD	03-ARM'S L	\$63,000	\$180,840	\$173,165	\$156,867	1.104	1,348
05-11-225-081-01	10/21/22	\$352,000	WD	19-MULTI P	\$118,400	\$336,468	\$317,286	\$282,181	1.124	1,994
05-11-575-371-00	06/17/22	\$265,000	WD	19-MULTI P	\$84,800	\$252,251	\$258,884	\$230,169	1.125	2,538
05-11-225-048-00	06/21/21	\$144,900	WD	03-ARM'S L	\$46,900	\$142,304	\$139,648	\$122,150	1.143	1,104
05-11-500-378-00	06/03/21	\$125,000	WD	03-ARM'S L	\$39,000	\$118,738	\$121,800	\$102,975	1.183	840
05-11-375-234-00	05/26/22	\$330,000	WD	19-MULTI P	\$97,100	\$296,096	\$324,000	\$271,279	1.194	1,924
05-11-500-210-00	09/06/22	\$233,900	WD	03-ARM'S L	\$63,700	\$218,812	\$218,472	\$181,269	1.205	1,404
05-11-575-333-00	09/08/21	\$310,000	WD	03-ARM'S L	\$80,900	\$276,007	\$299,542	\$248,324	1.206	1,510
05-11-500-383-00	03/24/23	\$206,000	WD	03-ARM'S L	\$65,200	\$189,195	\$202,400	\$167,197	1.211	1,120
05-11-375-477-00	07/01/22	\$285,000	WD	03-ARM'S L	\$92,300	\$263,888	\$273,298	\$224,765	1.216	1,736
05-11-575-368-00	12/03/21	\$155,000	WD	03-ARM'S L	\$46,200	\$140,506	\$153,400	\$123,802	1.239	1,050
05-11-575-471-00	10/18/22	\$199,000	WD	03-ARM'S L	\$63,100	\$177,185	\$188,542	\$148,598	1.269	1,080
05-11-575-326-00	07/06/22	\$230,000	PTA	03-ARM'S L	\$73,400	\$208,733	\$182,682	\$143,864	1.270	1,628
05-11-575-247-00	08/27/21	\$165,600	WD	03-ARM'S L	\$47,500	\$144,372	\$164,000	\$127,248	1.289	1,396
05-11-425-259-00	08/11/22	\$160,000	WD	19-MULTI P	\$41,000	\$130,829	\$157,000	\$119,537	1.313	960
05-11-475-011-00	10/19/22	\$465,000	WD	19-MULTI P	\$152,900	\$400,006	\$347,255	\$263,952	1.316	1,381
05-11-475-095-00	11/16/21	\$321,500	WD	03-ARM'S L	\$91,000	\$262,963	\$292,971	\$219,227	1.336	1,152
05-11-375-013-00	09/24/21	\$153,000	WD	03-ARM'S L	\$42,000	\$128,164	\$151,400	\$112,802	1.342	990
05-11-450-368-00	11/07/22	\$245,000	WD	19-MULTI P	\$69,600	\$187,679	\$238,316	\$169,255	1.408	1,290
05-11-425-373-00	08/03/22	\$255,500	WD	03-ARM'S L	\$70,300	\$203,323	\$253,900	\$179,789	1.412	1,520
05-11-525-460-00	08/23/22	\$180,000	WD	19-MULTI P	\$50,900	\$136,907	\$177,000	\$125,221	1.414	1,088
05-11-525-393-00	11/29/21	\$282,000	WD	03-ARM'S L	\$70,200	\$210,465	\$276,000	\$191,202	1.443	1,344
05-11-225-093-00	06/08/22	\$232,000	WD	03-ARM'S L	\$59,600	\$175,815	\$223,935	\$149,510	1.498	720
05-11-450-240-00	06/29/21	\$215,073	WD	03-ARM'S L	\$48,900	\$154,174	\$206,428	\$136,089	1.517	960
05-11-425-118-00	08/31/22	\$510,000	WD	19-MULTI P	\$132,600	\$369,350	\$461,565	\$300,099	1.538	2,544
05-11-425-349-00	05/13/22	\$176,000	WD	03-ARM'S L	\$36,400	\$127,954	\$174,400	\$112,615	1.549	1,037
05-11-450-240-00	05/24/22	\$227,000	PTA	19-MULTI P	\$53,700	\$154,174	\$218,355	\$136,089	1.604	960
05-11-575-153-00	04/28/22	\$267,000	WD	03-ARM'S L	\$51,700	\$151,864	\$265,400	\$133,925	1.982	1,176
05-11-575-241-00	10/05/21	\$231,000	WD	03-ARM'S L	\$43,300	\$124,349	\$221,446	\$107,349	2.063	960
05-11-575-241-00	10/05/21	\$231,000	WD	19-MULTI P	\$43,300	\$124,349	\$221,446	\$107,349	2.063	960
05-11-425-132-00	09/13/22	\$130,000	WD	19-MULTI P	\$24,000	\$64,992	\$127,000	\$57,971	2.191	780
Totals:		\$9,300,973			\$2,552,800	\$8,146,715	\$8,796,852	\$6,996,955	1.260	USED
					Sale. Ratio =>			E.C.F. =>	1.257	
					Std. Dev. =>			Ave. E.C.F. =>	1.315	

Mobile Homes

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.
05-11-375-237-00	01/13/22	\$57,500	WD	03-ARM'S LENGTH	\$31,000	\$77,899	\$53,454	\$80,275	0.666
05-11-375-119-00	04/26/22	\$60,000	WD	03-ARM'S LENGTH	\$31,900	\$73,570	\$55,585	\$75,168	0.739
05-11-375-456-00	07/11/22	\$119,000	WD	03-ARM'S LENGTH	\$35,600	\$108,087	\$80,000	\$75,095	1.065
05-11-375-340-00	03/18/22	\$62,000	QC	03-ARM'S LENGTH	\$19,700	\$51,820	\$59,870	\$54,011	1.108
05-11-375-444-00	11/12/21	\$52,000	WD	03-ARM'S LENGTH	\$16,800	\$43,153	\$46,991	\$41,461	1.133
05-11-375-068-00	03/02/22	\$70,000	WD	03-ARM'S LENGTH	\$9,300	\$53,903	\$66,991	\$55,320	1.211
05-11-375-585-00	06/14/21	\$75,000	WD	03-ARM'S LENGTH	\$15,800	\$56,469	\$70,022	\$55,968	1.251
05-11-375-544-00	07/22/21	\$125,000	WD	03-ARM'S LENGTH	\$28,100	\$83,186	\$123,400	\$88,680	1.392
05-11-375-585-00	01/31/23	\$85,000	WD	03-ARM'S LENGTH	\$17,300	\$56,469	\$80,022	\$55,968	1.430
05-11-375-184-00	04/19/22	\$80,000	WD	03-ARM'S LENGTH	\$14,600	\$49,153	\$78,400	\$51,688	1.517
05-11-375-529-00	02/17/23	\$65,100	WD	03-ARM'S LENGTH	\$16,800	\$38,623	\$63,500	\$40,242	1.578
Totals:		\$850,600			\$236,900	\$692,332	\$778,235	\$673,877	
					Sale. Ratio =>			E.C.F. =>	1.155
					Std. Dev. =>			Ave. E.C.F. =>	1.190

4007,4008 Village & 4009 Antrim

Parcel Number	Sale Date	Sale Price	Instr.	Terms	Asd. when S	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.
05-11-250-038-00	09/07/22	\$80,000	LC	03-ARM	\$17,700	22.13	\$37,067	\$77,550	\$54,130	1.433
05-11-300-023-00	10/24/22	\$133,800	WD	03-ARM	\$21,800	16.29	\$45,623	\$131,300	\$67,431	1.947
05-11-300-017-00	08/18/22	\$86,500	WD	03-ARM	\$14,100	16.30	\$29,965	\$81,400	\$38,881	2.094
05-45-170-004-00	04/19/21	\$80,000	WD	03-ARM	\$43,200	54.00	\$154,542	\$76,900	\$137,826	0.558
05-45-050-003-00	10/06/22	\$24,000	QC	03-ARM	\$12,400	51.67	\$33,343	\$12,494	\$19,874	0.629
05-45-050-008-00	04/30/21	\$77,000	WD	03-ARM	\$32,500	42.21	\$110,812	\$68,200	\$92,840	0.735
05-45-120-042-00	08/12/21	\$35,000	WD	03-ARM	\$33,700	96.29	\$50,539	\$31,700	\$42,992	0.737
05-45-080-009-00	02/27/23	\$57,000	WD	03-ARM	\$27,300	47.89	\$82,487	\$52,000	\$70,520	0.737
05-45-020-025-00	01/03/23	\$115,000	WD	03-ARM	\$22,700	19.74	\$132,821	\$83,491	\$92,203	0.906
05-45-020-013-00	04/19/22	\$75,000	WD	03-ARM	\$29,800	39.73	\$88,917	\$68,400	\$74,916	0.913
05-45-120-004-00	06/13/22	\$164,000	WD	03-ARM	\$62,800	38.29	\$191,213	\$155,934	\$166,681	0.936
05-45-020-055-00	05/06/22	\$230,000	WD	03-ARM	\$83,600	36.35	\$263,034	\$221,162	\$231,342	0.956
05-45-050-004-00	06/09/21	\$180,000	WD	03-ARM	\$59,600	33.11	\$204,958	\$168,000	\$175,610	0.957
05-45-017-041-00	07/01/22	\$130,000	WD	19-MUL	\$44,700	34.38	\$111,635	\$115,958	\$116,741	0.993
05-45-020-019-00	10/07/22	\$149,900	WD	03-ARM	\$51,100	34.09	\$156,541	\$142,708	\$135,921	1.050
05-45-010-043-00	10/07/22	\$160,000	WD	03-ARM	\$37,200	23.25	\$157,117	\$150,278	\$134,143	1.120
05-45-090-024-00	08/03/22	\$138,000	WD	03-ARM	\$34,300	24.86	\$135,216	\$125,797	\$111,953	1.124
05-45-070-034-00	08/10/21	\$73,000	WD	03-ARM	\$20,500	28.08	\$70,287	\$67,814	\$59,248	1.145
05-45-120-036-00	02/09/23	\$122,500	WD	03-ARM	\$34,200	27.92	\$103,898	\$117,550	\$90,052	1.305
05-45-100-043-00	02/27/23	\$110,000	WD	03-ARM	\$29,800	27.09	\$90,018	\$105,000	\$77,374	1.357
05-45-020-056-00	05/13/22	\$140,000	WD	03-ARM	\$31,700	22.64	\$109,374	\$134,283	\$94,337	1.423
05-45-120-053-10	09/24/21	\$140,000	WD	03-ARM	\$30,700	21.93	\$106,951	\$135,904	\$93,608	1.452
05-45-020-079-00	12/12/22	\$140,000	WD	03-ARM	\$38,100	27.21	\$102,168	\$135,000	\$88,432	1.527
05-45-020-040-00	06/03/21	\$122,500	WD	03-ARM	\$25,500	20.82	\$87,972	\$117,900	\$75,876	1.554
05-45-010-034-00	06/27/22	\$170,000	WD	03-ARM	\$31,100	18.29	\$94,479	\$165,986	\$82,332	2.016
05-45-120-048-00	04/28/22	\$115,000	WD	03-ARM	\$18,000	15.65	\$54,041	\$111,700	\$46,179	2.419
05-45-220-010-00	08/19/22	\$80,000	WD	03-ARM	\$48,500	60.63	\$125,349	\$75,640	\$131,213	0.576
05-45-210-002-00	08/02/21	\$92,000	LC	03-ARM	\$37,900	41.20	\$111,914	\$87,762	\$116,775	0.752
05-45-190-002-20	08/04/21	\$172,000	AFF	03-ARM	\$66,900	38.90	\$199,210	\$167,090	\$210,719	0.793
05-45-230-026-00	11/02/21	\$159,900	WD	03-ARM	\$60,000	37.52	\$178,868	\$154,870	\$188,528	0.821
05-45-180-028-00	07/12/21	\$179,900	WD	03-ARM	\$61,200	34.02	\$182,358	\$173,413	\$190,732	0.909
05-45-180-024-00	08/30/22	\$120,000	WD	03-ARM	\$43,900	36.58	\$113,587	\$116,700	\$119,606	0.976
05-45-220-008-00	05/06/21	\$110,000	WD	03-ARM	\$34,100	31.00	\$99,864	\$104,050	\$101,850	1.022
05-45-190-019-45	09/13/22	\$90,000	WD	03-ARM	\$31,800	35.33	\$81,383	\$85,000	\$82,837	1.026
05-45-230-017-00	04/02/21	\$145,000	WD	03-ARM	\$43,400	29.93	\$129,280	\$140,106	\$134,897	1.039
05-45-020-029-00	12/29/21	\$154,700	WD	03-ARM	\$47,100	30.45	\$135,428	\$134,318	\$124,768	1.077
05-45-017-065-00	03/16/22	\$145,000	WD	03-ARM	\$800	0.55	\$120,149	\$135,103	\$119,568	1.130
05-45-180-024-00	03/08/23	\$139,900	PTA	03-ARM	\$43,900	31.38	\$113,587	\$136,600	\$119,606	1.142
05-45-180-044-00	06/08/21	\$200,000	WD	03-ARM	\$32,100	16.05	\$140,726	\$195,900	\$148,171	1.322
05-45-150-004-00	11/30/22	\$223,000	WD	03-ARM	\$59,900	26.86	\$155,242	\$218,050	\$162,992	1.338
05-45-180-036-00	08/09/21	\$169,000	WD	03-ARM	\$37,700	22.31	\$113,883	\$161,702	\$115,592	1.399
05-45-200-002-00	06/23/21	\$141,000	WD	03-ARM	\$29,500	20.92	\$86,752	\$136,000	\$88,660	1.534
								\$5,076,713	\$4,627,956	1.097
Parcel Number	Sale Date	Sale Price	Instr.	Terms	Asd. when S	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.

Town Homes & Duplex

Parcel Number	Sale Date	Sale Price	Instr.	arms of Sa	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-11-015-001-00	01/13/23	\$105,000	WD	03-ARM'S	\$52,700	\$155,022	\$1,307	\$48,885	0.027	490
05-11-109-008-15	02/01/22	\$10,000	LC	03-ARM'S	\$8,500	\$25,649	\$1,545	\$16,581	0.093	460
05-11-126-008-00	04/15/21	\$32,000	WD	03-ARM'S	\$9,900	\$51,074	\$2,000	\$20,322	0.098	0
05-11-116-043-00	10/12/22	\$21,287	WD	03-ARM'S	\$29,200	\$83,655	\$16,787	\$75,386	0.223	1,010
05-11-109-009-00	01/09/22	\$14,000	WD	03-ARM'S	\$11,200	\$32,871	\$6,000	\$23,984	0.250	792
05-11-129-012-70	12/03/21	\$30,000	WD	03-ARM'S	\$15,300	\$46,698	\$6,000	\$21,888	0.274	924
05-11-120-026-00	12/21/22	\$30,000	WD	03-ARM'S	\$32,600	\$93,383	\$25,267	\$84,429	0.299	1,202
05-11-111-014-10	06/29/22	\$80,000	WD	03-ARM'S	\$52,500	\$177,658	\$47,911	\$138,637	0.346	1,200
05-11-124-044-00	04/14/22	\$55,000	WD	19-MULTI	\$45,400	\$90,053	\$25,131	\$65,417	0.384	1,496
05-11-124-052-00	06/24/22	\$30,000	QC	03-ARM'S	\$15,800	\$48,545	\$12,461	\$29,900	0.417	700
05-11-113-013-00	08/30/22	\$150,000	WD	03-ARM'S	\$49,800	\$208,671	\$94,000	\$151,526	0.620	1,808
05-11-131-013-25	09/24/21	\$58,000	WD	03-ARM'S	\$27,100	\$79,333	\$33,317	\$52,700	0.632	784
05-11-133-005-03	03/03/23	\$53,000	CD	03-ARM'S	\$25,400	\$75,989	\$35,945	\$56,831	0.632	1,216
05-11-105-002-01	06/29/21	\$220,000	WD	03-ARM'S	\$83,600	\$306,060	\$150,370	\$225,171	0.668	1,626
05-11-119-007-01	09/12/22	\$76,000	WD	03-ARM'S	\$37,800	\$112,930	\$71,224	\$103,004	0.691	1,593
05-11-132-009-65	05/03/21	\$270,000	WD	03-ARM'S	\$126,700	\$395,541	\$252,410	\$359,953	0.701	2,700
05-11-132-009-65	01/12/22	\$275,000	WD	03-ARM'S	\$126,700	\$395,541	\$257,410	\$359,953	0.715	2,700
05-11-032-006-05	06/06/22	\$39,000	WD	03-ARM'S	\$18,100	\$50,898	\$30,000	\$40,403	0.743	1,216
05-11-102-001-30	05/18/21	\$225,000	WD	03-ARM'S	\$95,700	\$302,632	\$198,000	\$262,507	0.754	1,836
05-11-116-041-10	03/01/22	\$16,900	WD	03-ARM'S	\$0	\$21,232	\$12,400	\$16,135	0.769	696
05-11-135-002-10	03/07/22	\$45,000	WD	03-ARM'S	\$19,000	\$53,348	\$28,142	\$35,188	0.800	840
05-11-116-021-00	08/16/22	\$55,000	LC	03-ARM'S	\$21,800	\$66,925	\$43,673	\$52,950	0.825	554
05-11-109-006-30	06/25/21	\$155,000	WD	03-ARM'S	\$44,200	\$160,122	\$148,897	\$179,092	0.831	1,698
05-11-019-003-10	09/06/22	\$205,000	WD	19-MULTI	\$85,200	\$218,910	\$161,350	\$182,259	0.885	3,700
05-11-128-016-05	10/27/21	\$249,900	WD	03-ARM'S	\$85,900	\$275,886	\$206,797	\$221,698	0.933	1,344
05-11-126-016-00	09/21/21	\$90,000	WD	03-ARM'S	\$40,500	\$90,130	\$8,143	\$8,603	0.946	0
05-11-104-002-50	07/15/21	\$199,900	WD	03-ARM'S	\$62,700	\$212,126	\$151,825	\$156,239	0.972	1,104
05-11-118-003-00	06/03/22	\$206,000	WD	03-ARM'S	\$73,400	\$216,600	\$161,487	\$163,892	0.985	1,556
05-11-108-023-00	10/29/21	\$100,000	WD	03-ARM'S	\$32,400	\$103,617	\$90,375	\$89,516	1.010	1,000
05-11-126-003-30	08/25/21	\$68,000	WD	03-ARM'S	\$23,800	\$66,921	\$51,703	\$48,818	1.059	938
05-11-119-030-00	12/15/21	\$161,500	PTA	03-ARM'S	\$48,500	\$158,128	\$153,825	\$143,289	1.074	1,376
05-11-105-003-00	10/26/22	\$465,000	PTA	03-ARM'S	\$161,100	\$448,653	\$349,873	\$317,644	1.101	4,253
05-11-110-015-00	09/29/21	\$215,000	WD	03-ARM'S	\$65,000	\$209,518	\$105,381	\$95,142	1.108	1,102
05-11-112-009-21	07/22/22	\$299,000	WD	19-MULTI	\$10,000	\$265,553	\$239,448	\$214,228	1.118	1,766
05-11-107-014-00	08/23/22	\$335,000	WD	19-MULTI	\$78,600	\$301,100	\$238,818	\$213,102	1.121	1,800
05-11-108-022-00	01/10/23	\$185,000	WD	03-ARM'S	\$58,300	\$173,104	\$162,778	\$143,697	1.133	1,198
05-11-120-027-10	08/25/22	\$140,000	WD	03-ARM'S	\$46,200	\$131,016	\$122,876	\$108,469	1.133	1,174
05-11-121-011-00	01/07/22	\$140,000	WD	03-ARM'S	\$38,500	\$118,546	\$134,624	\$107,781	1.249	1,212
05-11-121-012-00	07/27/22	\$190,000	WD	03-ARM'S	\$53,000	\$160,346	\$184,126	\$147,116	1.252	1,354
05-11-132-001-10	07/08/21	\$154,000	WD	03-ARM'S	\$42,100	\$139,013	\$79,959	\$62,654	1.276	990
05-11-121-009-00	06/25/21	\$215,000	WD	03-ARM'S	\$57,100	\$177,115	\$210,500	\$164,395	1.280	2,268
05-11-134-009-00	06/09/21	\$115,000	WD	03-ARM'S	\$29,800	\$101,569	\$56,963	\$41,979	1.357	1,216
05-11-104-002-15	10/22/21	\$199,000	WD	03-ARM'S	\$49,800	\$151,744	\$165,074	\$113,614	1.453	2,072
05-11-133-001-10	09/30/22	\$95,000	WD	03-ARM'S	\$20,700	\$58,037	\$60,564	\$27,443	2.207	480
Totals:		\$6,072,487			\$2,111,600	\$6,811,462	\$4,596,686	\$5,192,419		
					Sale. Ratio =>			E.C.F. =>	0.885	
					Std. Dev. =>			Ave. E.C.F. =>	0.828	
									.831 Used	

Single Wide & Double Wide Mobile Homes

Parcel Number	Sale Date	Sale Price	Instr.	Terms of	Asd. when	Cur. Appra	Bldg. Residu	Cost Man. \$	E.C.F.
008-013-017-00	10/15/21	\$125,000	WD	03-ARM'S	\$66,300	\$171,574	\$56,010	\$112,008	0.500
041-572-003-00	01/25/22	\$96,000	WD	03-ARM'S	\$72,300	\$121,195	\$70,109	\$95,605	0.733
008-013-014-00	07/26/22	\$150,000	WD	03-ARM'S	\$53,900	\$134,249	\$107,836	\$100,545	1.073
008-010-129-12	03/15/23	\$199,900	WD	03-ARM'S	\$77,500	\$194,286	\$185,071	\$165,920	1.115
008-013-006-40	04/28/22	\$169,900	WD	03-ARM'S	\$65,700	\$154,138	\$138,921	\$123,634	1.124
008-010-023-05	10/08/21	\$240,000	WD	03-ARM'S	\$39,000	\$194,483	\$221,229	\$178,457	1.240
008-036-004-30	05/04/21	\$145,000	WD	03-ARM'S	\$39,900	\$116,531	\$130,560	\$102,485	1.274
008-103-015-55	06/10/22	\$255,000	WD	03-ARM'S	\$40,300	\$203,553	\$226,300	\$175,527	1.289
008-002-006-10	05/17/21	\$174,900	WD	03-ARM'S	\$47,400	\$137,525	\$157,425	\$120,513	1.306
008-027-018-50	08/15/22	\$274,900	WD	03-ARM'S	\$62,200	\$204,839	\$217,988	\$161,517	1.350
008-215-020-00	05/05/21	\$177,500	WD	19-MULTI	\$51,800	\$126,234	\$143,572	\$91,392	1.571
008-005-004-72	02/23/23	\$270,000	WD	19-MULTI	\$0	\$191,548	\$191,133	\$111,565	1.713
041-412-018-00	06/08/22	\$30,000	WD	03-ARM'S	\$23,300	\$55,733	\$20,167	\$46,045	0.438
041-016-016-00	07/20/21	\$32,000	WD	03-ARM'S	\$13,100	\$37,137	\$16,028	\$21,232	0.755
008-257-014-00	02/25/22	\$45,000	WD	03-ARM'S	\$18,100	\$41,023	\$23,276	\$22,975	1.013
008-175-013-00	01/06/22	\$45,000	WD	03-ARM'S	\$14,500	\$38,185	\$33,347	\$31,586	1.056
008-130-012-10	09/27/22	\$65,000	WD	03-ARM'S	\$27,800	\$62,958	\$35,641	\$33,729	1.057
008-175-020-00	01/18/23	\$79,000	WD	03-ARM'S	\$26,100	\$59,549	\$62,432	\$51,168	1.220
041-494-008-00	07/05/22	\$83,000	WD	03-ARM'S	\$21,700	\$52,102	\$67,575	\$36,793	1.837
008-024-005-31	05/12/22	\$136,900	WD	03-ARM'S	\$32,500	\$88,940	\$83,072	\$41,800	1.987
05-11-135-006-05	08/03/21	\$26,900	WD	03-ARM'S	\$24,800	\$85,400	\$22,890	\$63,586	0.360
05-11-600-019-00	11/17/21	\$104,000	LC	03-ARM'S	\$37,300	\$115,877	\$102,400	\$89,279	1.147
05-11-135-006-05	11/18/22	\$119,500	WD	03-ARM'S	\$25,300	\$85,400	\$115,490	\$63,586	1.816
05-11-119-039-00	10/29/21	\$112,500	WD	03-ARM'S	\$42,700	\$122,124	\$102,394	\$87,514	1.170
05-11-134-027-00	02/09/22	\$130,000	WD	03-ARM'S	\$48,500	\$149,163	\$116,015	\$105,608	1.099
05-11-123-016-00	09/28/21	\$282,000	WD	03-ARM'S	\$85,200	\$266,412	\$186,000	\$133,134	1.397
05-11-102-001-35	05/10/22	\$200,000	WD	19-MULTI	\$64,600	\$183,207	\$170,962	\$120,445	1.419
05-11-124-036-00	06/07/22	\$230,000	WD	03-ARM'S	\$62,300	\$211,002	\$152,304	\$104,145	1.462
05-11-119-034-00	10/11/21	\$160,000	WD	03-ARM'S	\$39,200	\$143,585	\$127,911	\$87,106	1.468
05-11-118-004-50	04/20/22	\$180,500	WD	03-ARM'S	\$52,000	\$156,893	\$146,900	\$96,323	1.525
05-11-109-008-00	08/30/21	\$109,000	WD	03-ARM'S	\$29,900	\$94,092	\$84,704	\$54,528	1.553
05-45-235-025-00	11/19/21	\$181,100	WD	03-ARM'S	\$45,900	\$142,856	\$177,902	\$109,108	1.631
05-11-124-044-00	04/14/22	\$55,000	WD	19-MULTI	\$45,400	\$90,053	\$25,131	\$65,417	0.384
05-11-124-052-00	06/24/22	\$30,000	QC	03-ARM'S	\$15,800	\$44,896	\$12,612	\$29,900	0.422
05-11-131-013-25	09/24/21	\$58,000	WD	03-ARM'S	\$27,100	\$73,167	\$33,317	\$52,700	0.632
05-11-133-005-03	03/03/23	\$53,000	CD	03-ARM'S	\$25,400	\$69,340	\$35,945	\$56,832	0.632
05-11-116-041-10	03/01/22	\$16,900	WD	03-ARM'S	\$0	\$19,344	\$12,400	\$16,135	0.769
05-11-032-006-05	06/06/22	\$39,000	WD	03-ARM'S	\$18,100	\$43,671	\$32,500	\$40,403	0.804
05-11-135-002-10	03/07/22	\$45,000	WD	03-ARM'S	\$19,000	\$44,898	\$32,475	\$35,188	0.923
05-11-485-002-00	09/22/21	\$68,000	WD	03-ARM'S	\$19,100	\$58,032	\$62,218	\$56,793	1.096
05-11-126-003-30	08/25/21	\$68,000	WD	03-ARM'S	\$23,800	\$56,142	\$56,771	\$48,818	1.163
05-11-132-001-10	07/08/21	\$154,000	WD	03-ARM'S	\$42,100	\$131,683	\$79,959	\$62,654	1.276
05-11-104-002-15	10/22/21	\$199,000	WD	03-ARM'S	\$49,800	\$138,451	\$165,074	\$113,614	1.453
05-11-134-009-00	06/09/21	\$115,000	WD	03-ARM'S	\$29,800	\$88,866	\$64,755	\$41,979	1.543
05-11-210-004-00	10/12/22	\$89,000	LC	03-ARM'S	\$22,400	\$53,419	\$78,902	\$47,088	1.676
05-15-200-005-00	11/27/23	\$60,000	WD	03-ARM'S	\$56,100	\$112,119	\$53,400	\$108,225	0.493
05-15-027-005-20	03/24/23	\$170,000	WD	03-ARM'S	\$76,000	\$151,968	\$144,419	\$98,663	1.464
05-15-014-001-30	01/31/22	\$220,000	WD	03-ARM'S	\$97,700	\$195,410	\$188,247	\$127,757	1.473
05-15-200-013-00	02/24/22	\$135,000	WD	03-ARM'S	\$43,200	\$86,377	\$120,407	\$73,625	1.635
05-15-150-003-20	06/17/22	\$157,000	WD	03-ARM'S	\$39,600	\$79,241	\$148,943	\$73,009	2.040
05-15-200-013-00	03/03/23	\$162,000	WD	03-ARM'S	\$40,400	\$80,702	\$148,023	\$68,436	2.163
05-15-200-030-00	05/05/21	\$30,000	WD	03-ARM'S	\$17,900	\$35,862	\$22,289	\$29,112	0.766
05-15-023-017-10	03/03/23	\$100,000	WD	03-ARM'S	\$45,900	\$91,738	\$92,676	\$86,578	1.070
05-05-008-007-00	06/07/21	\$194,500	WD	03-ARM'S	\$76,800	\$228,120	\$61,118	\$74,014	0.826
05-05-017-017-20	05/27/21	\$154,900	WD	03-ARM'S	\$58,300	\$175,521	\$112,814	\$104,246	1.082
05-05-250-013-00	09/21/21	\$120,000	WD	03-ARM'S	\$41,700	\$119,532	\$99,000	\$76,978	1.286
05-05-250-015-00	03/18/22	\$189,000	WD	03-ARM'S	\$57,400	\$180,478	\$176,650	\$131,350	1.345
05-05-300-006-00	12/29/22	\$189,000	WD	19-MULTI	\$51,600	\$130,161	\$148,509	\$70,055	2.120
05-05-012-011-10	09/29/21	\$35,000	WD	03-ARM'S	\$21,000	\$59,172	\$15,568	\$43,196	0.360
05-05-001-001-10	09/03/21	\$46,000	WD	03-ARM'S	\$16,600	\$42,531	\$40,304	\$40,038	1.007
05-05-014-009-15	08/29/22	\$249,000	WD	19-MULTI	\$76,900	\$210,770	\$219,097	\$141,302	1.551
							\$6,177,087	\$4,952,962	1.247
Parcel Number	Sale Date	Sale Price	Instr.	Terms of	Asd. when	Cur. Appra	Bldg. Residu	Cost Man. \$	E.C.F.
						DWMH	\$1,114,362	1.351	3,600
						MOBILE H	\$667,523	1.037	14,534
						DWMH		1.35	Used
						SWMH		1.03	Used

Village Main St Commercial & Industrial

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-45-100-018-00	07/08/21	\$80,000	LC	03-ARM'S	\$29,700	\$240,329	\$4,032	\$75,968	\$337,567	0.225
05-45-010-006-00	05/24/21	\$25,000	LC	03-ARM'S	\$19,800	\$54,355	\$8,400	\$16,600	\$65,650	0.253
05-45-010-004-00	09/10/21	\$50,000	WD	03-ARM'S	\$18,400	\$80,774	\$4,200	\$45,800	\$109,391	0.419
05-45-100-012-00	08/30/21	\$250,000	WD	03-ARM'S	\$107,400	\$356,742	\$34,446	\$215,554	\$460,423	0.468
041-729-007-00	04/21/22	\$344,000	CD	03-ARM'S	\$193,500	\$509,778	\$88,627	\$255,373	\$513,599	0.497
041-727-018-00	06/19/21	\$145,000	WD	03-ARM'S	\$96,500	\$222,916	\$11,375	\$133,625	\$257,977	0.518
041-729-014-00	01/12/22	\$414,208	WD	19-MULTI	\$226,100	\$486,736	\$77,121	\$337,087	\$499,530	0.675
041-727-014-00	09/09/21	\$180,000	MLC	03-ARM'S	\$90,200	\$209,290	\$11,375	\$168,625	\$241,360	0.699
041-160-007-00	08/29/22	\$400,000	WD	03-ARM'S	\$145,000	\$352,072	\$119,725	\$280,275	\$283,350	0.989
041-800-003-20	08/02/22	\$255,000	WD	03-ARM'S	\$83,600	\$201,787	\$40,268	\$214,732	\$196,974	1.090
041-728-019-00	09/19/22	\$295,000	LC	03-ARM'S	\$68,500	\$214,114	\$22,523	\$272,477	\$233,648	1.166
								\$2,016,116	\$3,199,469	0.630

Commercial & Industrial ECF

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
05-45-010-004-00	09/10/21	\$50,000	WD	03-ARM'S LEN	\$18,400	\$52,761	\$46,575	\$109,392	0.426	2,341	
05-45-020-088-00	11/29/21	\$50,000	WD	03-ARM'S LEN	\$23,800	\$64,965	\$25,558	\$58,390	0.438	1,796	
05-45-090-001-00	05/11/21	\$300,000	MLC	03-ARM'S LEN	\$55,200	\$161,771	\$251,358	\$163,010	1.542	3,873	
05-45-010-006-01	05/24/21	\$25,000	LC	03-ARM'S LEN	\$0	\$25,079	\$14,725	\$32,825	0.449	3,107	
05-45-100-012-00	08/30/21	\$250,000	WD	03-ARM'S LEN	\$107,400	\$237,726	\$219,925	\$460,424	0.478	6,379	
05-45-017-074-00	09/28/21	\$362,800	WD	03-ARM'S LEN	\$136,100	\$379,827	\$286,894	\$437,927	0.655	9,504	
05-04-008-013-20	02/03/22	\$343,000	WD	19-MULTI PAR	\$106,300	\$293,214	\$276,558	\$352,017	0.786	6,965	
Totals:		\$1,380,800			\$447,200	\$1,215,343	\$1,121,593	\$1,613,985	0.695 used .70		
								Sale. Ratio =>	E.C.F. =>		
								Std. Dev. =>	Ave. E.C.F. =>		