

Code	Description									
		RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL			
1001	1001 AGRICULTURE	1.45	0.83	1.186	0.843	0.80	0.99			
2000	2000 STORAGE UNITS	1.15	0.83	1.186	0.843	0.80	0.99			
2001	2001 TWP COM OFF HWY	1.45	0.83	1.186	0.843	0.80	0.99			
2002	2002 TWP COM HWY	1.45	0.83	1.186	0.843	0.80	0.99			
2003	2003 V COM HWY-INT	1.45	0.83	1.186	0.843	0.80	0.99			
2004	2004 V MAIN ST COM	1.45	0.83	1.186	0.843	0.80	0.99			
3001	3001 TWP INDUSTRIAL	1.45	0.83	1.186	0.843	0.79	0.99			
3002	3002 VILLAGE INDUSTRIAL	1.45	0.83	1.186	0.843	0.79	0.99			
4000	4000 DOUBLE WIDE MOBILE HOMES	1.45	0.83	1.400	0.843	0.80	0.99			
4001	4001 ACREAGE	1.45	0.83	1.186	0.843	0.80	0.99			
4002	4002 TWP SUBDIVISION	1.45	0.83	1.186	0.843	0.80	0.99			
4003	4003 FAIRWAY, COUNRTY, SOUTHWD	1.30	0.83	1.362	1.300	0.80	0.99			
4004	4004 WHISPER, VALLEY, MANISTEE	1.30	0.83	1.362	1.300	0.80	0.99			
4005	4005 LK OF THE NORTH VILLA	1.30	0.83	1.362	1.300	0.80	0.99			
4006	4006 LOGAN TOWN	1.30	0.83	1.362	1.300	0.80	0.99			
4007	4007 VILLAGE	1.95	0.83	1.186	0.843	0.80	0.99			
4008	4008 VILLAGE	1.95	0.83	1.186	0.843	0.80	0.99			
4009	4009 ANTRIM	1.95	0.83	1.186	0.843	0.80	0.99			

Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	nstr:rms of Sa	Adj. Sale \$	Cur. Appraisal	and + Yarcldg.	Residu:	Cost Man. \$	E.C.F.
05-11-128-017-06	2095 MUSSER RD	05/31/23	\$249,000	WD 03-ARM'S	\$249,000	\$399,630	\$21,663	\$227,337	\$346,759	0.656
05-11-119-007-01	9824 S M-88 HWY	09/12/22	\$76,000	WD 03-ARM'S	\$76,000	\$115,142	\$6,866	\$69,134	\$99,336	0.696
05-11-116-021-00	2256 VALLEY RD	08/16/22	\$55,000	LC 03-ARM'S	\$55,000	\$70,870	\$15,084	\$39,916	\$51,180	0.780
05-11-032-006-05	11550 SAND LAKE	06/06/22	\$39,000	WD 03-ARM'S	\$39,000	\$48,425	\$9,000	\$30,000	\$38,277	0.784
05-11-108-027-10	7684 S M-66 HWY	11/21/23	\$140,000	WD 03-ARM'S	\$140,000	\$171,911	\$31,498	\$108,502	\$128,819	0.842
05-11-134-015-00	11968 PARTRIDGE	08/01/23	\$77,000	WD 03-ARM'S	\$76,800	\$94,577	\$14,200	\$62,600	\$73,740	0.849
05-11-019-003-10	6824 MANCELONA	09/06/22	\$205,000	WD 19-MULTI	\$205,000	\$218,910	\$43,650	\$161,350	\$182,259	0.885
05-11-118-003-00	601 KRESNAK RD	06/03/22	\$206,000	WD 03-ARM'S	\$206,000	\$219,779	\$46,365	\$159,635	\$159,095	1.003
05-11-113-016-00	8927 ASPEN RD	04/10/23	\$75,000	LC 03-ARM'S	\$75,000	\$73,605	\$28,281	\$46,719	\$44,004	1.062
05-11-104-002-35	6294 SATTERLY LAKE	07/05/23	\$262,000	WD 03-ARM'S	\$262,000	\$255,673	\$27,534	\$234,466	\$209,302	1.120
05-11-107-014-00	7805 DOBIE LN	08/23/22	\$335,000	WD 19-MULTI	\$335,000	\$301,100	\$96,182	\$238,818	\$213,102	1.121
05-11-131-004-40	1004 TOPE	03/14/24	\$56,000	WD 03-ARM'S	\$56,000	\$55,217	\$44,084	\$11,916	\$10,603	1.124
05-11-108-022-00	7955 CEDAR RIVER	01/10/23	\$185,000	WD 03-ARM'S	\$185,000	\$178,697	\$26,766	\$158,234	\$139,386	1.135
05-11-120-027-10	9577 DARRAGH RD	08/25/22	\$140,000	WD 03-ARM'S	\$140,000	\$131,783	\$17,049	\$122,951	\$105,261	1.168
05-11-108-028-00	7533 MAPLE AVE	03/13/24	\$349,000	PTA 03-ARM'S	\$349,000	\$316,905	\$45,923	\$303,077	\$248,607	1.219
05-11-105-002-01	6194 S M-66 HWY	08/18/23	\$359,900	WD 03-ARM'S	\$359,900	\$322,486	\$84,169	\$275,731	\$218,639	1.261
05-11-121-012-00	9085 S EAST LIMITS	07/27/22	\$190,000	WD 03-ARM'S	\$190,000	\$161,475	\$5,832	\$184,168	\$142,792	1.290
05-11-126-001-00	4824 SODERQUIST	06/30/23	\$70,000	PTA 19-MULTI	\$70,000	\$54,332	\$25,260	\$44,740	\$31,600	1.416
05-11-102-001-10	4844 DOERR RD	07/13/23	\$285,000	PTA 03-ARM'S	\$285,000	\$213,587	\$40,034	\$244,966	\$159,223	1.539
05-11-121-010-00	9049 S EAST LIMITS	11/17/23	\$210,000	WD 03-ARM'S	\$209,100	\$147,152	\$7,076	\$202,024	\$128,510	1.572
05-11-116-004-50	2688 VALLEY RD	07/28/23	\$370,000	WD 03-ARM'S	\$367,200	\$273,813	\$106,779	\$260,421	\$153,242	1.699
05-11-104-012-20	2029 WETZEL LAKE	12/19/23	\$340,000	WD 03-ARM'S	\$340,000	\$215,678	\$40,068	\$299,932	\$161,110	1.862

Totals: \$4,273,900 \$4,270,000 \$4,040,747 \$3,486,637 \$3,044,846

E.C.F. => 1.145

1.140

Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-45-100-018-00	101 E STATE ST	07/08/21	\$80,000	LC	03-ARM'S LI	\$80,000	\$4,032	\$75,968	\$337,567	0.225
05-45-010-006-00	115 W STATE S	05/24/21	\$25,000	LC	03-ARM'S LI	\$25,000	\$8,400	\$16,600	\$65,650	0.253
05-45-010-006-01	115 W STATE S	05/24/21	\$25,000	LC	03-ARM'S LI	\$25,000	\$12,600	\$12,400	\$32,824	0.378
05-45-020-088-00	112 E STATE ST	11/29/21	\$50,000	WD	03-ARM'S LI	\$50,000	\$26,866	\$23,134	\$58,391	0.396
05-45-010-004-00	111 W STATE S	09/10/21	\$50,000	WD	03-ARM'S LI	\$50,000	\$4,200	\$45,800	\$109,391	0.419
05-45-100-012-00	107 E STATE ST	08/30/21	\$250,000	WD	03-ARM'S LI	\$250,000	\$34,446	\$215,554	\$460,423	0.468
05-45-017-044-00	309 N DANFOF	07/11/23	\$41,000	WD	03-ARM'S LI	\$41,000	\$25,548	\$15,452	\$32,134	0.481
05-45-017-074-00	8665 CEDAR RI'	09/28/21	\$362,800	WD	19-MULTI P.	\$362,800	\$79,831	\$282,969	\$437,927	0.646
05-11-117-002-00	8306 S US 131	06/16/22	\$675,000	PTA	03-ARM'S LI	\$675,000	\$248,547	\$426,453	\$424,040	1.006
05-11-131-008-00	11093 JOHN SC	02/03/23	\$1,090,000	PTA	03-ARM'S LI	\$1,090,000	\$76,758	\$1,013,242	\$718,809	1.410
05-45-090-001-00	311 N WILLIAM	05/11/21	\$300,000	MLC	03-ARM'S LI	\$300,000	\$48,642	\$251,358	\$163,010	1.542
05-11-108-030-10	1901 SCHOLL R	06/30/22	\$1,830,000	WD	19-MULTI P.	\$1,830,000	\$88,996	\$1,741,004	\$1,075,592	1.619
05-11-108-030-20		06/30/22	\$1,830,000	WD	19-MULTI P.	\$1,830,000	\$88,996	\$1,741,004	\$1,075,592	1.619
05-11-108-030-30		06/30/22	\$1,830,000	WD	19-MULTI P.	\$1,830,000	\$88,996	\$1,741,004	\$1,075,592	1.619
05-11-119-001-10	9938 S M-88 HW	06/30/22	\$1,830,000	WD	19-MULTI P.	\$1,830,000	\$88,996	\$1,741,004	\$1,075,592	1.619
Totals:			\$10,268,800			\$10,268,800		\$9,342,946	\$7,142,535	

. E.C.F. => **0.990**

Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Land + Yardldg. Residu	Cost Man. \$	E.C.F.		
05-45-010-020-00	208 S WILLIAM	04/29/21	\$65,000	WD	03-ARM'S I	\$65,000	\$8,600	\$21,054	\$43,946	\$520,579	0.084
05-45-100-018-00	101 E STATE ST	07/08/21	\$80,000	LC	03-ARM'S I	\$80,000	\$29,700	\$4,032	\$75,968	\$337,567	0.225
05-45-010-006-00	115 W STATE ST	05/24/21	\$25,000	LC	03-ARM'S I	\$25,000	\$19,800	\$8,400	\$16,600	\$65,650	0.253
05-45-010-006-01	115 W STATE ST	05/24/21	\$25,000	LC	03-ARM'S I	\$25,000	\$0	\$12,600	\$12,400	\$32,824	0.378
05-45-020-088-00	112 E STATE ST	11/29/21	\$50,000	WD	03-ARM'S I	\$50,000	\$23,800	\$26,866	\$23,134	\$58,391	0.396
05-45-010-004-00	111 W STATE ST	09/10/21	\$50,000	WD	03-ARM'S I	\$50,000	\$18,400	\$4,200	\$45,800	\$109,391	0.419
05-45-100-012-00	107 E STATE ST	08/30/21	\$250,000	WD	03-ARM'S I	\$250,000	\$107,400	\$34,446	\$215,554	\$460,423	0.468
05-45-017-044-00	309 N DANFOR	07/11/23	\$41,000	WD	03-ARM'S I	\$41,000	\$17,800	\$25,548	\$15,452	\$32,134	0.481
05-45-017-074-00	8665 CEDAR RIV	09/28/21	\$362,800	WD	19-MULTI F	\$362,800	\$136,100	\$79,831	\$282,969	\$437,927	0.646
05-45-090-001-00	311 N WILLIAM	05/11/21	\$300,000	MLC	03-ARM'S I	\$300,000	\$55,200	\$48,642	\$251,358	\$163,010	1.542
05-11-119-001-10	9938 S M-88 HV	06/30/22	\$1,830,000	WD	19-MULTI F	\$1,830,000	\$340,000	\$101,558	\$1,728,442	\$1,032,157	1.675
Totals:			\$3,078,800			\$3,078,800	\$756,800		\$2,711,623	\$3,250,054	
							Sale. Ratio =>	.8 used	E.C.F. =>	0.834	
							Std. Dev. =>				

Agricultural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Land + Yardldg. Residu	Cost Man. \$	E.C.F.	
05-11-118-003-00	601 KRESNAK RD	06/03/22	\$206,000	WD	03-ARM'S LEN	\$206,000	\$197,973	\$8,027	\$17,158	0.468
05-11-104-002-50	6246 SATTERLY LAI	07/15/21	\$199,900	WD	03-ARM'S LEN	\$199,900	\$181,726	\$18,174	\$28,625	0.635
05-11-124-036-00	5275 SODERQUIST	06/07/22	\$230,000	WD	03-ARM'S LEN	\$230,000	\$210,177	\$19,823	\$17,762	1.116
05-11-110-015-00	3550 SCHOLL RD	09/29/21	\$215,000	WD	03-ARM'S LEN	\$215,000	\$199,422	\$15,578	\$9,507	1.639
Totals:			\$850,900			\$850,900	\$61,602	\$73,052		
							E.C.F. =>		0.843	
							Ave. E.C.F. =>		0.964	

Lakes of the North

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Residual	Cost	Man. \$	E. C. F.
05-11-375-237-00	8039 BRIERCREST DR	01/13/22	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$91,546	\$4,099	\$53,401	\$76,041	0.702	
05-11-425-145-00	6357 WINTERHAVEN	11/09/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$153,110	\$3,115	\$91,885	\$119,044	0.772	
05-11-375-119-00	7295 WILLOWBROOK	04/26/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$86,499	\$4,488	\$55,512	\$71,314	0.778	
05-11-425-098-00	10646 PLEASANT RIDI	11/22/22	\$315,000	WD	19-MULTI PARCEL	\$315,000	\$398,454	\$16,268	\$298,735	\$357,398	0.836	
05-11-200-195-00	8444 PINEVIEW	11/29/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$373,006	\$8,929	\$254,071	\$288,950	0.879	
05-11-450-210-00	6542 HOLLYGLEN DR	08/19/21	\$135,000	WD	19-MULTI PARCEL	\$135,000	\$153,142	\$7,500	\$127,500	\$136,195	0.936	
05-11-575-348-00	6179 WILDERNESS DR	09/15/23	\$250,000	WD	19-MULTI PARCEL	\$250,000	\$273,227	\$4,500	\$245,500	\$251,296	0.977	
05-11-375-092-00	7247 LARKSPUR DR	06/14/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$146,074	\$15,548	\$114,452	\$116,333	0.984	
05-11-525-429-00	9690 NORTHRIDGE D	06/26/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$208,328	\$2,862	\$162,138	\$163,068	0.994	
05-11-500-133-00	10461 WYNDWOOD E	02/24/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$321,421	\$3,600	\$256,400	\$252,239	1.016	
05-11-525-337-00	9298 WYNDWOOD DR	07/19/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$223,878	\$1,600	\$203,400	\$198,109	1.027	
05-11-475-214-00	7186 PINEVIEW DR	03/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$231,430	\$3,000	\$222,000	\$213,613	1.039	
05-11-375-456-00	7689 FIRHAVEN CT	07/11/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$124,557	\$43,048	\$75,952	\$70,877	1.072	
05-11-425-159-00	6581 WINTERHAVEN	09/21/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$161,100	\$4,922	\$157,578	\$146,407	1.079	
05-11-575-018-00	6238 WILDERNESS DR	09/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$144,836	\$8,500	\$131,500	\$121,512	1.082	
05-11-225-081-01	8440 GOLFVIEW DR	10/21/22	\$352,000	WD	19-MULTI PARCEL	\$352,000	\$336,468	\$34,714	\$317,286	\$282,181	1.124	
05-11-575-371-00	9799 SKYTRAILS CIR	06/17/22	\$295,000	WD	19-MULTI PARCEL	\$295,000	\$252,251	\$6,116	\$258,884	\$230,169	1.125	
05-11-525-102-00	9375 MONTROSE DR	05/10/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$197,490	\$4,944	\$173,056	\$152,814	1.132	
05-11-375-444-00	7814 FIRHAVEN CT	11/12/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$52,896	\$5,009	\$46,991	\$41,461	1.133	
05-11-225-048-00	8102 FAIRWAY HOLL	06/21/21	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$142,304	\$5,252	\$139,648	\$122,150	1.143	
05-11-475-048-00	10393 MONTROSE DR	06/28/23	\$339,000	WD	19-MULTI PARCEL	\$339,000	\$317,844	\$54,952	\$284,048	\$245,839	1.155	
05-11-200-258-00	10919 COUNTRY CLU	09/13/23	\$200,000	WD	03-ARM'S LENGTH	\$198,500	\$211,502	\$47,542	\$150,958	\$130,127	1.160	
05-11-375-343-00	7502 ASHCROFT DR	02/29/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$236,015	\$3,000	\$255,000	\$217,900	1.170	
05-11-500-378-00	7606 WYNDAMAR DR	05/03/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$118,738	\$3,200	\$121,800	\$102,975	1.183	
05-11-375-234-00	8086 BRIERCREST DR	05/26/22	\$330,000	WD	19-MULTI PARCEL	\$330,000	\$296,096	\$6,000	\$324,000	\$271,279	1.194	
05-11-575-333-00	9519 BONAIRE LN	09/08/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$276,007	\$10,458	\$299,542	\$248,324	1.206	
05-11-500-210-00	9969 VALLEYPARK DR	09/06/22	\$233,900	WD	03-ARM'S LENGTH	\$233,900	\$237,789	\$15,280	\$218,620	\$176,594	1.238	
05-11-575-368-00	9793 SKYTRAILS CIR	12/03/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$149,506	\$1,500	\$153,400	\$123,802	1.239	
05-11-500-383-00	7686 WYNDAMAR DR	03/24/23	\$206,000	WD	03-ARM'S LENGTH	\$204,000	\$207,043	\$1,800	\$202,200	\$162,891	1.241	
05-11-375-477-00	7938 WILLOWBROOK	07/01/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$287,055	\$11,644	\$273,356	\$218,580	1.251	
05-11-375-585-00	8798 SPRINGSIDE DR	06/14/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$69,622	\$4,978	\$70,022	\$55,969	1.251	
05-11-375-068-00	8221 WHISPERING PI	03/02/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$63,942	\$3,153	\$66,847	\$52,860	1.265	
05-11-575-471-00	6151 PINEVIEW DR	10/18/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$139,104	\$10,443	\$148,957	\$148,937	1.266	
05-11-575-326-00	9650 WHISPERING PI	07/06/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$227,572	\$51,685	\$178,315	\$139,593	1.277	
05-11-425-025-00	10498 FALLBROOK CT	07/24/23	\$499,500	WD	19-MULTI PARCEL	\$499,500	\$417,700	\$4,500	\$495,000	\$386,398	1.281	
05-11-525-028-00	9548 MONTROSE DR	04/04/23	\$140,000	WD	19-MULTI PARCEL	\$140,000	\$117,333	\$3,000	\$137,000	\$106,917	1.281	
05-11-575-247-00	9378 WHISPERING PI	08/27/21	\$165,600	WD	03-ARM'S LENGTH	\$165,600	\$144,372	\$1,600	\$164,000	\$127,248	1.289	
05-11-425-259-00	10945 PLEASANT RIDI	08/11/22	\$160,000	WD	19-MULTI PARCEL	\$160,000	\$130,829	\$3,000	\$157,000	\$119,537	1.313	
05-11-475-011-00	10748 SOUTHWOOD I	10/19/22	\$465,000	WD	19-MULTI PARCEL	\$465,000	\$400,006	#####	\$347,255	\$263,952	1.316	
05-11-575-359-00	9775 SKYTRAILS CIR	09/15/23	\$256,000	WD	19-MULTI PARCEL	\$256,000	\$209,152	\$6,866	\$249,134	\$189,165	1.317	
05-11-575-390-00	10237 MONTROSE DR	11/16/21	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$262,963	\$28,529	\$292,971	\$219,227	1.336	
05-11-375-286-00	7513 WILLOWBROOK	10/01/23	\$79,000	LC	03-ARM'S LENGTH	\$79,000	\$68,198	\$1,800	\$77,200	\$57,737	1.337	
05-11-375-013-00	8745 WHISPERING PI	09/24/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$128,164	\$1,600	\$151,400	\$112,802	1.342	
05-11-575-285-00	6609 DEEPWOOD DR	02/26/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$271,046	\$1,800	\$287,200	\$213,687	1.344	
05-11-575-371-00	9799 SKYTRAILS CIR	04/21/23	\$300,000	WD	19-MULTI PARCEL	\$300,000	\$234,698	\$5,898	\$294,102	\$213,959	1.375	
05-11-375-544-00	8612 WHISPERING PI	07/22/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$104,025	\$1,600	\$123,400	\$88,680	1.392	
05-11-450-368-00	6884 WRENWOOD CI	11/07/22	\$245,000	WD	19-MULTI PARCEL	\$245,000	\$187,679	\$6,684	\$238,316	\$169,255	1.406	
05-11-200-159-00	8798 PINEVIEW DR	08/08/23	\$202,000	WD	19-MULTI PARCEL	\$202,000	\$153,704	\$3,000	\$199,000	\$140,929	1.412	
05-11-525-460-00	9499 NORTHRIDGE D	08/23/22	\$180,000	WD	19-MULTI PARCEL	\$180,000	\$136,907	\$3,000	\$177,000	\$125,221	1.414	
05-11-525-393-00	9241 ACACIA DR	11/29/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$210,465	\$6,000	\$276,000	\$191,202	1.443	
05-11-425-373-00	6467 VALLEYVIEW DR	08/03/22	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$222,519	\$1,800	\$253,700	\$175,174	1.448	
05-11-575-326-00	9650 WHISPERING PI	09/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$227,572	\$91,685	\$203,318	\$139,593	1.456	
05-11-450-095-00	6240 HARWOOD CIR	04/14/23	\$245,000	WD	19-MULTI PARCEL	\$245,000	\$182,213	\$9,000	\$236,000	\$161,977	1.457	
05-11-525-001-00	7986 FAIRMONT	02/09/24	\$365,000	WD	19-MULTI PARCEL	\$365,000	\$316,547	\$7,592	\$357,408	\$245,202	1.458	
05-11-425-118-00	6520 WINTERHAVEN	08/14/23	\$495,000	PTA	19-MULTI PARCEL	\$495,000	\$369,350	\$48,435	\$446,565	\$300,099	1.488	
05-11-375-585-00	8798 SPRINGSIDE DR	01/31/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$66,195	\$5,033	\$79,967	\$53,184	1.504	
05-11-450-240-00	11124 SUNNYVALE DR	05/29/21	\$215,073	WD	03-ARM'S LENGTH	\$215,073	\$154,174	\$8,645	\$206,428	\$136,089	1.517	
05-11-375-209-00	7414 WILLOWBROOK	10/24/23	\$124,000	MLC	03-ARM'S LENGTH	\$124,000	\$103,228	\$4,800	\$119,200	\$88,459	1.541	
05-11-225-093-00	8608 GOLFVIEW DR	05/08/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$191,824	\$8,059	\$223,941	\$145,845	1.535	
05-11-425-118-00	6520 WINTERHAVEN	08/31/22	\$510,000	WD	19-MULTI PARCEL	\$510,000	\$369,350	\$48,435	\$461,565	\$300,099	1.538	
05-11-475-076-00	10116 MONTROSE DR	10/31/23	\$190,000	WD	19-MULTI PARCEL	\$190,000	\$153,005	\$3,200	\$186,800	\$118,893	1.571	
05-11-375-184-00	7512 GREENLEAF DR	04/19/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$58,777	\$1,800	\$78,200	\$49,545	1.578	
05-11-425-349-00	6413 MANISTEE HEIG	05/13/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$139,766	\$1,900	\$174,200	\$109,497	1.591	
05-11-375-529-00	7351 LARKSPUR DR	02/17/23	\$65,100	WD	03-ARM'S LENGTH	\$65,100	\$47,430	\$1,800	\$63,300	\$39,678	1.595	
05-11-450-240-00	11124 SUNNYVALE DR	05/24/22	\$227,000	PTA	19-MULTI PARCEL	\$227,000	\$154,174	\$8,645	\$218,355	\$136,089	1.604	
05-11-225-023-00	8323 FAIRWAY HOLL	11/20/23	\$175,000	WD	19-MULTI PARCEL	\$174,000	\$111,355	\$3,000	\$171,000	\$101,327	1.688	
05-11-375-281-00	7633 WILLOWBROOK	09/07/21	\$26,000	WD	19-MULTI PARCEL	\$26,000	\$17,822	\$8,366	\$17,634	\$10,278	1.716	
05-11-375-209-00	7414 WILLOWBROOK	10/24/23	\$124,000	MLC	03-ARM'S LENGTH	\$124,000	\$103,228	\$4,800	\$119,200	\$88,459	1.741	
05-11-375-128-00	7252 LARKSPUR DR	09/15/23	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$69,077	\$1,800	\$106,200	\$58,502	1.815	
05-11-200-032-00	10625 MANCERONA R	10/31/23	\$242,000	WD	03-ARM'S LENGTH	\$235,000	\$160,425	\$1,800	\$233,200	\$125,893	1.852	
05-11-425-259-00	10945 PLEASANT RIDI	08/14/23	\$229,900	WD	19-MULTI PARCEL	\$229,900	\$130,829	\$3,000	\$226,900	\$119,537	1.898	
05-11-425-432-00	6172 WINTERHAVEN	12/22/23	\$209,200	WD	03-ARM'S LENGTH	\$209,200	\$137,200	\$5,150	\$204,050	\$104,802	1.947	
05-11-375-095-00	8505 WHISPERING PI	02/24/23	\$57,500	WD	19-MULTI PARCEL	\$57,500	\$44,609	\$6,810	\$60,681	\$41,174	1.950	
05-11-575-190-00	9428 BONAIRE LN	06/07/23	\$219,400	WD	03-ARM'S LENGTH	\$214,400	\$138,993	\$3,391	\$211,009	\$107,621	1.961	
05-11-575-190-01	9428 BONAIRE LN	06/07/23	\$219,400	WD	03-ARM'S LENGTH	\$214,400	\$138,993	\$3,391	\$211,009	\$107,621	1.961	
05-11-575-153-00	6717 WILDERNESS DR	04/28/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$165,799	\$1,800	\$265,200	\$130,158	2.038	
05-11-375-585-00	8798 SPRINGSIDE DR	06/09/23	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$66,195	\$5,033	\$108,967	\$53,184	2.049	
05-11-575-241-00	9285 WILDERNESS DR	11/05/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$136,349	\$3,844	\$224,156	\$107,349	2.053	
05-11-525-460-00	9499 NORTHRIDGE D	04/26/23	\$250,000	WD	19-MULTI PARCEL	\$250,000	\$127,464	\$3,000	\$247,000	\$116,391	2.122	
05-11-425-132-00	6296 WINTERHAVEN	09/13/22	\$130,000	WD	19-MULTI PARCEL	\$130,000	\$64,992	\$3,000	\$127,000	\$57,971	2.191	
05-11-425-132-00	6296 WINTERHAVEN	10/31/23	\$154,350	WD	19-MULTI PARCEL	\$154,350	\$60,619	\$3,000	\$151,350	\$53,882	2.809	
Totals:						\$17,289,170	\$1					