

**1.2 ECF
SINGE FAMILY HOMES**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-11-128-017-06	2095 MUSSER RD	05/31/23	WD	03-ARM'S LENGTH	\$249,000	\$22,151	\$226,849	\$359,574	0.631
05-11-134-015-00	11968 PARTRIDGE LN	08/01/23	WD	03-ARM'S LENGTH	\$76,800	\$22,500	\$54,300	\$75,233	0.722
05-11-110-004-10	4099 HOLLOW HAVEN LN	10/23/24	WD	03-ARM'S LENGTH	\$290,000	\$157,951	\$132,049	\$163,110	0.810
05-11-108-009-00	1416 ZIPP SCHOOL RD	08/30/24	WD	19-MULTI PARCEL AR	\$200,000	\$74,601	\$125,399	\$144,172	0.870
05-11-121-017-00	9259 S EAST LIMITS ST	05/03/24	WD	03-ARM'S LENGTH	\$306,000	\$58,164	\$247,836	\$278,383	0.890
05-11-104-003-00	2519 LEE DERRER	01/13/25	PTA	03-ARM'S LENGTH	\$160,000	\$128,000	\$32,000	\$32,688	0.979
05-11-131-004-40	1004 TOPE	03/14/24	WD	03-ARM'S LENGTH	\$56,000	\$45,108	\$10,892	\$10,603	1.027
05-11-102-001-30	6485 STEWART LN	04/10/24	WD	03-ARM'S LENGTH	\$320,000	\$36,900	\$283,100	\$263,898	1.073
05-11-104-002-35	6294 SATTERLY LAKE RD	07/05/23	WD	03-ARM'S LENGTH	\$262,000	\$27,929	\$234,071	\$213,973	1.094
05-11-108-028-00	7533 MAPLE AVE	03/13/24	PTA	03-ARM'S LENGTH	\$349,000	\$46,962	\$302,038	\$262,103	1.152
05-11-105-004-00	6075 CEDAR RIVER RD	07/30/24	WD	03-ARM'S LENGTH	\$320,000	\$49,196	\$270,804	\$229,550	1.180
05-11-113-001-40	8168 CINDER HILL RD	08/09/24	WD	19-MULTI PARCEL AR	\$210,000	\$57,718	\$152,282	\$127,636	1.193
05-11-105-002-01	6194 S M-66 HWY	08/18/23	WD	03-ARM'S LENGTH	\$359,900	\$86,084	\$273,816	\$228,487	1.198
05-11-118-012-10	488 KRESNAK RD	04/09/24	WD	19-MULTI PARCEL AR	\$345,000	\$75,935	\$269,065	\$218,827	1.230
05-11-105-007-10	6163 CEDAR RIVER RD	12/05/24	WD	03-ARM'S LENGTH	\$329,000	\$70,462	\$258,538	\$195,848	1.320
05-11-118-006-40	8071 DOBIE LN	02/21/25	WD	03-ARM'S LENGTH	\$400,000	\$41,035	\$358,965	\$263,094	1.364
05-11-102-001-10	4844 DOERR RD	07/13/23	PTA	03-ARM'S LENGTH	\$285,000	\$41,035	\$243,965	\$164,794	1.480
05-11-121-010-00	9049 S EAST LIMITS ST	11/17/23	WD	03-ARM'S LENGTH	\$209,100	\$7,091	\$202,009	\$134,328	1.504
05-11-116-004-50	2688 VALLEY RD	07/28/23	WD	03-ARM'S LENGTH	\$367,200	\$109,840	\$257,360	\$159,205	1.617
05-11-132-003-11	1595 COUNTY LINE RD	09/13/24	WD	03-ARM'S LENGTH	\$270,000	\$51,311	\$218,689	\$124,773	1.753
05-11-104-012-20	2029 WETZEL LAKE RD	12/19/23	WD	03-ARM'S LENGTH	\$340,000	\$41,070	\$298,930	\$167,481	1.785
05-11-117-004-00	8324 S US 131	08/16/24	WD	03-ARM'S LENGTH	\$159,000	\$4,500	\$154,500	\$83,538	1.849
05-11-134-016-10	11903 PARTRIDGE LN	09/26/23	PTA	03-ARM'S LENGTH	\$118,000	\$28,112	\$89,888	\$46,429	1.936
05-11-130-004-70	348 E ELDER RD	08/21/23	WD	03-ARM'S LENGTH	\$239,000	\$18,400	\$220,600	\$107,656	2.049
							\$4,917,945	\$4,055,385	
SINGLE FAMILY HOME								E.C.F. =>	1.213
ECF USED FOR: 1001 AGRICULTURE 2001 TWP COM OFF HWY 2002 TWP COM HWY 2003 VILLAGE COM HWY-INT									
2004 VILLAGE MAIN ST COM 3001 INDUSTRIAL 3002 VILLAGE INDUSTRIAL 4001 ACREAGE									

.70 ECF AGRICULTURAL

2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual
05-11-175-004-00	7569 CEDAR RIVER RD	05/31/24	WD	19-MULTI PARCEL ARM'S LENGTH	\$301,000	\$285,800	\$15,200
05-11-175-005-00	7589 CEDAR RIVER RD	05/31/24	WD	20-MULTI PARCEL SALE REF	\$301,000	\$285,800	\$15,200
05-11-007-005-20	6218 LAVELY LN	09/18/24	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$47,074	\$107,926
							ECF USED .70
ECF USED FOR: 1001, 2001, 2002, 2003, 2004, 3001, 3002, 4000, 4001, 4000, 4002							

1.2 ECF AGRICULTURAL**2026**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-11-425-173-00	6674 MANISTEE HEIGHTS DR	06/28/24	WD	03-ARM'S LENGTH	\$265,000	\$245,334	\$19,666	\$61,340	0.321
05-11-575-326-00	9650 WHISPERING PINES DR	09/29/23	WD	03-ARM'S LENGTH	\$255,000	\$203,808	\$51,192	\$39,813	1.286
05-11-425-118-00	6520 WINTERHAVEN DR	08/14/23	PTA	19-MULTI PARCEL AR	\$495,000	\$433,307	\$61,693	\$35,910	1.718

ECF USED 1.2**ECF USED FOR: 4003, 4004, 4005, 4006**

.83 TOWN HOME/DUPLEX

2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-11-108-001-05	1820 WETZEL LAKE RD	02/01/21	WD	03-ARM'S LENGTH	\$329,500	\$55,917	\$273,583	\$470,433	0.582	4,000
05-11-109-006-30	7010 DESTINY LN	06/25/21	WD	03-ARM'S LENGTH	\$155,000	\$6,059	\$148,941	\$185,412	0.830	1,698
								E.C.F. =>	0.830	

1.3 MOBILE HOMES

2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-11-032-006-05	11550 SAND LAKE RD	06/06/22	WD	03-ARM'S LENGTH	\$39,000	\$12,500	\$26,500	\$40,701	0.651
05-11-375-237-00	8039 BRIERCREST DR	01/13/22	WD	03-ARM'S LENGTH	\$57,500	\$4,412	\$53,088	\$80,087	0.663
05-11-134-009-00	11350 PARTRIDGE LN	06/09/21	WD	03-ARM'S LENGTH	\$115,000	\$85,700	\$29,300	\$40,856	0.717
05-11-131-005-30	444 KORR RD	12/21/20	LC	03-ARM'S LENGTH	\$15,000	\$5,711	\$9,289	\$12,883	0.721
05-45-190-032-40	312 W DIVISION	09/30/20	WD	03-ARM'S LENGTH	\$59,500	\$10,451	\$49,049	\$67,698	0.725
05-11-275-043-10	800 WABASH AVE	05/29/20	LC	03-ARM'S LENGTH	\$40,000	\$10,875	\$29,125	\$39,907	0.730
05-11-375-119-00	7295 WILLOWBROOK CIR	04/26/22	WD	03-ARM'S LENGTH	\$60,000	\$4,804	\$55,196	\$75,222	0.734
05-45-240-013-00	505 W DIVISION	09/21/20	WD	03-ARM'S LENGTH	\$87,550	\$9,000	\$78,550	\$98,098	0.801
05-11-110-002-00	3980 WETZEL LAKE RD	08/03/20	WD	03-ARM'S LENGTH	\$57,000	\$19,904	\$37,096	\$45,785	0.810
05-11-126-003-30	10490 MERRIMAC RD	08/25/21	WD	03-ARM'S LENGTH	\$68,000	\$26,406	\$41,594	\$48,926	0.850
05-11-132-001-10	11284 DARRAGH RD	07/08/21	WD	03-ARM'S LENGTH	\$154,000	\$97,100	\$56,900	\$64,002	0.889
05-11-127-019-00	3645 MUSSER RD	01/15/21	WD	03-ARM'S LENGTH	\$123,900	\$41,000	\$82,900	\$92,413	0.897
05-11-134-027-00	11894 N FAWN LN	02/09/22	WD	03-ARM'S LENGTH	\$130,000	\$28,835	\$101,165	\$105,750	0.957
05-11-485-013-00	8809 TOWNVIEW DR	10/05/23	WD	03-ARM'S LENGTH	\$40,000	\$2,600	\$37,400	\$38,884	0.962
05-45-240-014-00	509 W DIVISION	02/25/21	WD	03-ARM'S LENGTH	\$139,900	\$12,365	\$127,535	\$129,242	0.987
05-11-113-016-00	8927 ASPEN RD	04/10/23	LC	03-ARM'S LENGTH	\$75,000	\$29,287	\$45,713	\$45,662	1.001
05-11-375-456-00	7689 FIRHAVEN CT	07/11/22	WD	03-ARM'S LENGTH	\$119,000	\$42,535	\$76,465	\$73,441	1.041
05-11-375-110-00	7235 WILLOWBROOK CIR	10/04/24	WD	19-MULTI PARCEL AR	\$40,000	\$7,938	\$32,062	\$29,901	1.072
05-11-375-006-00	8905 WHISPERING PINES DR	03/24/23	WD	19-MULTI PARCEL AR	\$87,500	\$18,515	\$68,985	\$63,602	1.085
05-11-119-039-00	519 E ELDER RD	10/29/21	WD	03-ARM'S LENGTH	\$112,500	\$17,457	\$95,043	\$87,079	1.091
05-11-485-002-00	8968 TOWNVIEW DR	09/22/21	WD	03-ARM'S LENGTH	\$68,000	\$5,712	\$62,288	\$57,024	1.092
05-11-375-444-00	7814 FIRHAVEN CT	11/12/21	WD	03-ARM'S LENGTH	\$52,000	\$5,971	\$46,029	\$41,544	1.108
05-11-127-019-10	3677 MUSSER RD	11/24/20	WD	03-ARM'S LENGTH	\$109,200	\$28,000	\$81,200	\$72,493	1.120
05-11-113-021-50	8950 CINDER HILL RD	03/05/21	WD	03-ARM'S LENGTH	\$168,000	\$44,501	\$123,499	\$109,584	1.127
05-11-600-019-00	3062 ELLIE LN	11/17/21	LC	03-ARM'S LENGTH	\$104,000	\$1,800	\$102,200	\$90,214	1.133
05-11-111-016-00	4192 SCHOLL RD	11/04/24	WD	03-ARM'S LENGTH	\$150,000	\$31,909	\$118,091	\$104,129	1.134
05-11-123-016-00	4663 SODERQUIST RD	09/28/21	WD	03-ARM'S LENGTH	\$282,000	\$128,000	\$154,000	\$131,368	1.172
05-11-132-009-90	1028 SNOWFLAKE TRL	08/11/23	WD	03-ARM'S LENGTH	\$118,450	\$7,200	\$111,250	\$93,588	1.189
05-11-102-001-35	4650 DOERR RD	05/10/22	WD	19-MULTI PARCEL AR	\$200,000	\$56,114	\$143,886	\$119,504	1.204
05-11-375-068-00	8221 WHISPERING PINES DR	03/02/22	WD	03-ARM'S LENGTH	\$70,000	\$3,460	\$66,540	\$55,253	1.204
05-11-375-585-00	8798 SPRINGSIDE DR	06/14/21	WD	03-ARM'S LENGTH	\$75,000	\$6,439	\$68,561	\$56,848	1.206
05-11-113-017-00	8955 ASPEN RD	03/22/23	WD	03-ARM'S LENGTH	\$250,000	\$47,827	\$202,173	\$164,930	1.226

1.3 MOBILE HOMES

2026

05-11-375-296-00	7513 WILLOWBROOK CIR	10/01/23 LC	03-ARM'S LENGTH	\$79,000	\$2,100	\$76,900	\$58,806	1.308
05-11-119-034-00	315 E ELDER RD	10/11/21 WD	03-ARM'S LENGTH	\$160,000	\$43,214	\$116,786	\$87,791	1.330
05-11-124-036-00	5275 SODERQUIST RD	06/07/22 WD	03-ARM'S LENGTH	\$230,000	\$90,262	\$139,738	\$104,715	1.334
05-11-375-544-00	8612 WHISPERING PINES DR	07/22/21 WD	03-ARM'S LENGTH	\$125,000	\$2,100	\$122,900	\$89,065	1.380
05-11-375-585-00	8798 SPRINGSIDE DR	01/31/23 WD	03-ARM'S LENGTH	\$85,000	\$6,439	\$78,561	\$56,848	1.382
05-45-200-014-00	419 E DIVISION	03/13/25 MLC	03-ARM'S LENGTH	\$75,000	\$4,500	\$70,500	\$49,837	1.415
05-11-118-004-50	8205 JOHNSON RD	04/20/22 WD	03-ARM'S LENGTH	\$180,500	\$44,449	\$136,051	\$95,539	1.424
05-11-109-008-00	7378 SATTERLY LAKE RD	08/30/21 WD	03-ARM'S LENGTH	\$109,000	\$29,619	\$79,381	\$55,122	1.440
05-11-375-184-00	7512 GREENLEAF DR	04/19/22 WD	03-ARM'S LENGTH	\$80,000	\$2,100	\$77,900	\$54,067	1.441
05-11-119-022-40	9680 NOTHSTINE RD	10/16/20 WD	03-ARM'S LENGTH	\$159,000	\$40,818	\$118,182	\$80,629	1.466
05-11-375-529-00	7351 LARKSPUR DR	02/17/23 WD	03-ARM'S LENGTH	\$65,100	\$3,393	\$61,707	\$41,154	1.499
05-11-210-004-00	10841 JOHNSON RD	10/12/22 LC	03-ARM'S LENGTH	\$89,000	\$17,490	\$71,510	\$46,901	1.525
05-11-102-008-00	4105 WETZEL LAKE RD	09/30/24 WD	03-ARM'S LENGTH	\$105,500	\$39,076	\$66,424	\$43,157	1.539
05-11-375-128-00	7252 LARKSPUR DR	09/15/23 WD	03-ARM'S LENGTH	\$108,000	\$2,100	\$105,900	\$68,491	1.546
05-11-375-209-00	7414 WILLOWBROOK CIR	10/24/23 MLC	19-MULTI PARCEL AF	\$124,000	\$6,561	\$117,439	\$73,929	1.589
05-11-275-043-10	800 WABASH AVE	12/26/22 LC	03-ARM'S LENGTH	\$75,000	\$10,875	\$64,125	\$39,907	1.607
05-45-235-025-00	524 RIVERDALE ST	11/19/21 WD	03-ARM'S LENGTH	\$181,100	\$4,653	\$176,447	\$108,843	1.621
05-11-375-206-00	7330 WILLOWBROOK CIR	10/19/20 WD	19-MULTI PARCEL AF	\$142,500	\$12,442	\$130,058	\$80,061	1.624
05-11-375-365-00	7830 LARKSPUR DR	02/04/25 PTA	03-ARM'S LENGTH	\$145,000	\$5,599	\$139,401	\$82,262	1.695
05-11-135-006-05	11251 PARTRIDGE	11/18/22 WD	03-ARM'S LENGTH	\$119,500	\$7,224	\$112,276	\$66,223	1.695
05-45-240-013-00	505 W DIVISION	07/13/23 WD	03-ARM'S LENGTH	\$184,900	\$9,000	\$175,900	\$98,098	1.793
05-11-116-051-00	8811 N EAST LIMITS ST	05/22/24 WD	03-ARM'S LENGTH	\$150,000	\$11,668	\$138,332	\$76,727	1.803
05-11-375-585-00	8798 SPRINGSIDE DR	06/09/23 PTA	03-ARM'S LENGTH	\$114,000	\$6,439	\$107,561	\$56,848	1.892
05-45-017-081-01	8777 CEDAR RIVER RD	03/14/23 WD	19-MULTI PARCEL AF	\$210,750	\$13,250	\$197,500	\$98,261	2.010
05-45-017-081-00	8777 CEDAR RIVER RD	03/14/23 WD	19-MULTI PARCEL AF	\$210,750	\$13,250	\$197,500	\$97,597	2.024
05-11-175-006-00	7609 CEDAR RIVER RD	05/29/24 WD	03-ARM'S LENGTH	\$80,000	\$12,013	\$67,987	\$32,935	2.064
05-11-108-017-35	7256 MAPLE AVE	10/25/23 WD	03-ARM'S LENGTH	\$160,970	\$18,400	\$142,570	\$67,592	2.109
05-11-116-046-30	2074 SKI RUN RD	10/15/24 WD	03-ARM'S LENGTH	\$153,000	\$20,606	\$132,394	\$59,404	2.229
05-11-375-099-00	7151 LARKSPUR DR	12/31/24 WD	03-ARM'S LENGTH	\$103,000	\$3,645	\$99,355	\$39,480	2.517
05-11-107-007-10	7335 JOHNSON RD	05/12/22 WD	03-ARM'S LENGTH	\$25,000	\$18,400	\$6,600	\$2,591	2.547
05-11-107-011-00	384 E SIMPSON RD	06/07/24 WD	03-ARM'S LENGTH	\$98,500	\$41,000	\$57,500	\$21,971	2.617

1.3 MOBILE HOMES
2026

\$5,798,057

\$4,411,467

E.C.F. =>

1.314

1.5 ECF DOUBLE WIDE MOBILE HOMES

2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-11-108-017-35	7256 MAPLE AVE	10/25/23	WD	03-ARM'S LENGTH	\$160,970	\$18,400	\$142,570	\$67,592	2.109	
05-11-111-016-00	4192 SCHOLL RD	11/04/24	WD	03-ARM'S LENGTH	\$150,000	\$31,909	\$118,091	\$104,129	1.134	
05-11-116-046-30	2074 SKI RUN RD	10/15/24	WD	03-ARM'S LENGTH	\$153,000	\$20,606	\$132,394	\$59,404	2.229	
05-11-116-051-00	8811 N EAST LIMITS ST	05/22/24	WD	03-ARM'S LENGTH	\$150,000	\$11,668	\$138,332	\$76,727	1.803	
05-11-132-009-90	1028 SNOWFLAKE TRL	05/26/23	WD	03-ARM'S LENGTH	\$67,000	\$7,200	\$59,800	\$93,588	0.639	
05-11-132-009-90	1028 SNOWFLAKE TRL	08/11/23	WD	03-ARM'S LENGTH	\$118,450	\$7,200	\$111,250	\$93,588	1.189	
05-45-200-014-00	419 E DIVISION	03/13/25	MLC	03-ARM'S LENGTH	\$75,000	\$4,500	\$70,500	\$49,837	1.415	
05-45-240-013-00	505 W DIVISION	07/13/23	WD	03-ARM'S LENGTH	\$184,900	\$9,000	\$175,900	\$98,098	1.793	
							\$948,837	\$642,962	1.476	
								E.C.F. =>	1.5 USED	

.769 COMMERCIAL ECF

2026

Parcel Number	Street Add	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
041-729-008-00	122 S CED	11/30/2023	WD	03-ARM'S L	\$ 246,000	\$ 217,646	\$ 28,354	\$ 272,552	0.10	
041-160-019-10	702 N CED	2/15/2024	WD	03-ARM'S L	\$ 575,000	\$ 394,248	\$ 180,752	\$ 790,177	0.23	
041-493-001-00	207 N CED	7/10/2023	WD	03-ARM'S L	\$ 230,000	\$ 169,454	\$ 60,546	\$ 224,408	0.27	
05-45-017-044-00	309 N DAN	07/11/23	WD	03-ARM'S L	\$ 41,000	\$ 25,548	\$ 15,452	\$ 32,861	0.47	
041-020-019-25	782 S CED	11/5/2024	LC	03-ARM'S L	\$ 350,000	\$ 197,400	\$ 152,600	\$ 287,593	0.53	
008-012-011-00	3601 CO RI	10/3/2023	LC	19-MULTI P	\$ 200,000	\$ 107,918	\$ 92,082	\$ 159,786	0.58	
041-640-022-00	306 ELM ST	5/29/2024	WD	03-ARM'S L	\$ 340,000	\$ 120,206	\$ 219,794	\$ 329,202	0.67	
041-640-001-00	319 PINE S	3/18/2024	WD	03-ARM'S L	\$ 100,000	\$ 38,080	\$ 61,920	\$ 91,210	0.68	
041-008-026-00	408 W MILE	6/6/2024	WD	19-MULTI P	\$ 1,500,000	\$ 781,003	\$ 718,997	\$ 1,007,146	0.71	
041-008-022-45	2305 US 13	12/20/2023	WD	03-ARM'S L	\$ 289,000	\$ 111,531	\$ 177,469	\$ 239,323	0.74	
041-726-011-00	103 THIRD	5/15/2023	WD	19-MULTI P	\$ 750,000	\$ 230,837	\$ 519,163	\$ 682,142	0.76	
041-727-017-00	318 S CED	6/1/2023	LC	03-ARM'S L	\$ 300,000	\$ 32,977	\$ 267,023	\$ 318,441	0.84	
041-200-002-00	110 W PARI	6/14/2024	WD	03-ARM'S L	\$ 460,000	\$ 50,500	\$ 409,500	\$ 483,428	0.85	
008-031-014-00	1202 THOM	1/18/2024	LC	03-ARM'S L	\$ 400,000	\$ 68,960	\$ 331,040	\$ 383,700	0.86	
041-020-030-01	26 RIVERS I	7/28/2023	WD	03-ARM'S L	\$ 490,000	\$ 119,928	\$ 370,072	\$ 425,547	0.87	
041-160-019-10	702 N CED	2/12/2025	MLC	03-ARM'S L	\$ 1,125,000	\$ 394,248	\$ 730,752	\$ 790,177	0.92	
041-020-019-30	760 S CED	1/6/2025	WD	03-ARM'S L	\$ 3,000,000	\$ 400,750	\$ 2,599,250	\$ 2,758,880	0.94	
05-11-131-009-00	11297 S US	05/20/24	WD	03-ARM'S L	\$ 215,000	\$ 43,181	\$ 171,819	\$ 159,523	1.08	
041-727-023-00	330 S CED	10/10/2024	WD	03-ARM'S L	\$ 485,000	\$ 32,977	\$ 452,023	\$ 398,205	1.14	
041-504-002-00	105 N CED	11/30/2023	WD	03-ARM'S L	\$ 210,000	\$ 165,438	\$ 44,562	\$ 37,906	1.18	
05-04-014-007-00	8900 BAILE	08/29/24	WD	03-ARM'S L	\$320,000	\$75,740	\$244,260	\$333,722	0.732	
							\$ 7,847,430	\$ 10,205,928	0.769	Used

1.49 ECF VILLAGE

2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-45-070-032-00	307 E STATE ST	11/14/23	WD	03-ARM'S LENGTH	\$227,000	\$9,583	\$217,417	\$204,661	1.062
05-45-130-017-00	202 E MICHIGAN	12/27/23	WD	03-ARM'S LENGTH	\$154,900	\$7,920	\$146,980	\$137,779	1.067
05-45-080-006-00	416 E HINMAN	10/02/23	WD	03-ARM'S LENGTH	\$147,000	\$6,829	\$140,171	\$130,708	1.072
05-45-180-028-00	401 MONROE	05/11/23	WD	03-ARM'S LENGTH	\$215,000	\$7,256	\$207,744	\$193,279	1.075
05-45-180-013-00	303 N MAPLE ST	05/25/23	PTA	03-ARM'S LENGTH	\$112,000	\$9,902	\$102,098	\$93,253	1.095
05-45-180-024-00	206 MONROE	05/01/23	WD	03-ARM'S LENGTH	\$139,900	\$3,960	\$135,940	\$120,324	1.130
05-45-200-009-00	406 E DIVISION	01/29/24	WD	03-ARM'S LENGTH	\$175,000	\$4,967	\$170,033	\$143,617	1.184
05-45-020-080-00	134 DOWNEY	05/12/23	WD	03-ARM'S LENGTH	\$132,000	\$9,000	\$123,000	\$103,823	1.185
05-45-235-002-01	503 PARKSIDE	08/27/24	WD	03-ARM'S LENGTH	\$463,500	\$71,645	\$391,855	\$324,589	1.207
05-45-120-002-00	416 E STATE ST	10/20/23	PTA	03-ARM'S LENGTH	\$175,000	\$3,960	\$171,040	\$138,224	1.237
05-45-230-004-00	406 RIVERDALE ST	10/12/23	WD	03-ARM'S LENGTH	\$205,000	\$7,357	\$197,643	\$156,502	1.263
05-45-017-038-00	418 FOREST	07/09/24	WD	03-ARM'S LENGTH	\$108,000	\$4,825	\$103,175	\$77,673	1.328
05-45-017-078-00	103 ALMA ST	12/14/23	WD	03-ARM'S LENGTH	\$77,500	\$8,792	\$68,708	\$50,477	1.361
05-45-230-034-00	409 PARKSIDE	12/27/23	PTA	03-ARM'S LENGTH	\$225,000	\$12,802	\$212,198	\$155,520	1.364
05-45-220-010-00	208 S WASHINGTON ST	12/04/24	WD	03-ARM'S LENGTH	\$222,000	\$5,232	\$216,768	\$156,009	1.389
05-45-120-029-00	210 E STATE ST	05/22/23	WD	03-ARM'S LENGTH	\$139,000	\$4,800	\$134,200	\$92,259	1.455
05-45-180-046-00	111 MONROE	05/31/23	WD	03-ARM'S LENGTH	\$176,900	\$3,000	\$173,900	\$114,680	1.516
05-45-210-002-00	302 S EAST LIMITS ST	09/12/24	WD	03-ARM'S LENGTH	\$190,000	\$4,977	\$185,023	\$117,918	1.569
05-45-190-015-00	504 JEFFERSON	07/29/24	WD	19-MULTI PARCEL ARM	\$150,000	\$6,240	\$143,760	\$91,087	1.578
05-45-080-009-00	112 N WASHINGTON ST	01/30/24	WD	03-ARM'S LENGTH	\$122,000	\$6,000	\$116,000	\$70,477	1.646
05-45-080-008-00	408 E HINMAN	06/23/23	WD	03-ARM'S LENGTH	\$140,000	\$9,000	\$131,000	\$77,326	1.694
05-45-070-017-00	228 E HINMAN	09/01/23	WD	03-ARM'S LENGTH	\$154,000	\$6,000	\$148,000	\$86,051	1.720
05-45-020-040-00	310 S MAPLE ST	01/09/25	PTA	03-ARM'S LENGTH	\$154,400	\$5,520	\$148,880	\$81,109	1.836
05-45-090-018-00	303 ELM	01/12/24	WD	03-ARM'S LENGTH	\$170,000	\$8,582	\$161,418	\$85,329	1.892
05-45-040-008-00	405 ELM	08/21/23	WD	03-ARM'S LENGTH	\$124,732	\$3,600	\$121,132	\$63,941	1.894
05-45-070-017-00	228 E HINMAN	08/19/24	WD	03-ARM'S LENGTH	\$170,000	\$6,000	\$164,000	\$86,051	1.906
05-45-020-056-00	403 W STATE ST	10/03/23	WD	03-ARM'S LENGTH	\$199,500	\$6,428	\$193,072	\$93,884	2.057
05-45-010-034-00	119 E MAIN	11/10/23	WD	03-ARM'S LENGTH	\$174,000	\$4,768	\$169,232	\$81,239	2.083
05-45-070-001-00	314 E CALHOUN	11/14/24	WD	03-ARM'S LENGTH	\$125,000	\$4,536	\$120,464	\$55,126	2.185
							\$4,714,851	\$3,382,916	1.485
ECF USED FOR: 4007, 4008								ECF USED 1.49	

1.37 ECF LAKES OF THE NORTH

2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-11-525-429-00	9690 NORTHRIDGE DR	06/26/23	WD	03-ARM'S LENGTH	\$165,000	\$3,169	\$161,831	\$168,648	0.960
05-11-375-409-00	8475 MERRIMON CT	12/16/24	WD	19-MULTI PARCEL ARI	\$180,000	\$10,134	\$169,866	\$170,052	0.999
05-11-425-173-00	6674 MANISTEE HEIGHTS DR	06/28/24	WD	03-ARM'S LENGTH	\$265,000	\$81,842	\$183,158	\$177,543	1.032
05-11-475-048-00	10393 MONTROSE DR	06/28/23	WD	19-MULTI PARCEL ARI	\$339,000	\$65,610	\$273,390	\$255,023	1.072
05-11-375-343-00	7502 ASHCROFT DR	09/29/23	WD	19-MULTI PARCEL ARI	\$258,000	\$17,116	\$240,884	\$221,297	1.089
05-11-575-348-00	6179 WILDERNESS DR	09/15/23	WD	19-MULTI PARCEL ARI	\$250,000	\$10,914	\$239,086	\$217,938	1.097
05-11-375-229-00	7658 WILLOWBROOK CIR	10/15/24	WD	03-ARM'S LENGTH	\$230,000	\$4,469	\$225,531	\$197,083	1.144
05-11-425-025-00	10498 FALLBROOK CT	07/24/23	WD	19-MULTI PARCEL ARI	\$499,500	\$9,616	\$489,884	\$422,772	1.159
05-11-525-028-00	9548 MONTROSE DR	04/04/23	WD	19-MULTI PARCEL ARI	\$140,000	\$4,200	\$135,800	\$114,636	1.185
05-11-575-285-00	6609 DEEPWOOD DR	02/26/24	WD	03-ARM'S LENGTH	\$289,000	\$2,100	\$286,900	\$231,458	1.240
05-11-575-371-00	9799 SKYTRAILS CIR	04/21/23	WD	19-MULTI PARCEL ARI	\$300,000	\$7,255	\$292,745	\$231,898	1.262
05-11-575-359-00	9775 SKYTRAILS CIR	09/15/23	WD	19-MULTI PARCEL ARI	\$256,000	\$7,988	\$248,012	\$191,931	1.292
05-11-575-102-00	6306 BREEZEWOOD DR	03/19/25	WD	03-ARM'S LENGTH	\$235,000	\$11,107	\$223,893	\$172,832	1.295
05-11-450-095-00	6240 HARWOOD CIR	04/14/23	WD	19-MULTI PARCEL ARI	\$245,000	\$13,330	\$231,670	\$175,200	1.322
05-11-475-214-00	7186 PINEVIEW DR	10/01/24	WD	19-MULTI PARCEL ARI	\$308,800	\$11,010	\$297,790	\$224,324	1.327
05-11-525-537-00	7627 CRESTROSE DR	09/20/24	WD	19-MULTI PARCEL ARI	\$295,000	\$10,685	\$284,315	\$211,477	1.344
05-11-200-196-00	8424 PINEVIEW DR	09/24/24	WD	19-MULTI PARCEL ARI	\$289,000	\$23,468	\$265,532	\$195,472	1.358
05-11-225-048-00	8102 FAIRWAY HOLLOW DR	03/14/25	WD	03-ARM'S LENGTH	\$178,500	\$5,680	\$172,820	\$127,210	1.359
05-11-575-326-00	9650 WHISPERING PINES DR	09/29/23	WD	03-ARM'S LENGTH	\$255,000	\$56,161	\$198,839	\$145,552	1.366
05-11-575-471-00	6151 PINEVIEW DR	12/11/24	WD	03-ARM'S LENGTH	\$220,000	\$10,795	\$209,205	\$152,175	1.375
05-11-575-013-00	6192 WILDERNESS DR	11/07/24	WD	03-ARM'S LENGTH	\$326,000	\$13,081	\$312,919	\$226,920	1.379
05-11-200-159-00	8798 PINEVIEW DR	08/08/23	WD	19-MULTI PARCEL ARI	\$202,000	\$4,200	\$197,800	\$141,405	1.399
05-11-525-001-00	7986 FAIRMONT	02/09/24	WD	19-MULTI PARCEL ARI	\$365,000	\$9,042	\$355,958	\$251,009	1.418
05-11-425-118-00	6520 WINTERHAVEN DR	08/14/23	PTA	19-MULTI PARCEL ARI	\$495,000	\$60,798	\$434,202	\$305,980	1.419
05-11-425-170-00	6722 MANISTEE HEIGHTS DR	10/21/24	WD	03-ARM'S LENGTH	\$265,000	\$4,200	\$260,800	\$178,492	1.461
05-11-500-013-00	10140 WYCKERLY DR	11/08/23	WD	19-MULTI PARCEL ARI	\$221,347	\$8,400	\$212,947	\$143,239	1.487
05-11-425-171-00		10/21/24	WD	03-ARM'S LENGTH	\$270,000	\$4,200	\$265,800	\$178,492	1.489
05-11-475-076-00	10116 MONTROSE DR	10/31/23	WD	19-MULTI PARCEL ARI	\$190,000	\$4,200	\$185,800	\$122,341	1.519
05-11-450-176-00	6432 CLARMONT DR	05/10/24	WD	03-ARM'S LENGTH	\$186,000	\$2,100	\$183,900	\$118,045	1.558
05-11-225-023-00	8323 FAIRWAY HOLLOW DR	11/20/23	WD	19-MULTI PARCEL ARI	\$174,000	\$7,458	\$166,542	\$106,288	1.567
05-11-225-024-00		11/20/23	WD	19-MULTI PARCEL ARI	\$175,000	\$7,458	\$167,542	\$106,288	1.576

1.37 ECF LAKES OF THE NORTH

2026

05-11-450-625-00	6117 THORNTON DR	01/13/25 WD	19-MULTI PARCEL ARI	\$310,000	\$9,247	\$300,753	\$184,585	1.629
05-11-525-457-00	9535 NORTHRIDGE DR	08/09/24 WD	19-MULTI PARCEL ARI	\$340,000	\$16,044	\$323,956	\$198,211	1.634
05-11-425-284-00	6993 HOLLYGLEN DR	09/19/24 WD	19-MULTI PARCEL ARI	\$255,000	\$6,300	\$248,700	\$147,847	1.682
05-11-425-065-00	6961 PINEVIEW DR	12/02/24 WD	19-MULTI PARCEL ARI	\$169,700	\$12,600	\$157,100	\$93,003	1.689
05-11-525-460-00	9499 NORTHRIDGE DR	04/26/23 WD	19-MULTI PARCEL ARI	\$250,000	\$8,366	\$241,634	\$140,411	1.721
05-11-575-240-00	9272 WHISPERING PINES DR	06/28/24 WD	19-MULTI PARCEL ARI	\$250,000	\$4,200	\$245,800	\$138,150	1.779
05-11-200-032-00	10625 MANCELONA RD	10/31/23 WD	03-ARM'S LENGTH	\$235,000	\$2,100	\$232,900	\$129,575	1.797
05-11-425-259-00	10945 PLEASANT RIDGE DR	08/14/23 WD	19-MULTI PARCEL ARI	\$229,900	\$4,200	\$225,700	\$125,569	1.797
						\$9,551,904	\$7,040,371	1.367

1.37 USED

ECF USED FOR: 4003, 4005, 4004

1.195 ECF ANTRIM

2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-11-325-009-00	9800 PARK AVE	08/27/24	WD	03-ARM'S LENGTH	\$55,000	\$10,219	\$44,781	\$67,997	0.659
05-11-275-024-01	9822 BROWN ST	07/25/23	WD	03-ARM'S LENGTH	\$55,000	\$9,000	\$46,000	\$65,500	0.702
05-11-250-022-00	9720 N FRONT ST	07/22/24	WD	03-ARM'S LENGTH	\$53,719	\$5,325	\$48,394	\$51,295	0.943
05-11-250-025-00	9754 N FRONT ST	04/24/23	WD	03-ARM'S LENGTH	\$134,900	\$3,900	\$131,000	\$67,061	1.953
05-11-250-021-00	9702 N FRONT ST	11/12/24	WD	03-ARM'S LENGTH	\$144,900	\$5,850	\$139,050	\$58,513	2.376
05-11-300-017-00	10117 OTIS DR	03/24/25	WD	03-ARM'S LENGTH	\$107,000	\$9,457	\$97,543	\$38,778	2.515
USED 1.195									

1.4 STORAGE UNITS ECF

2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-11-109-003-15	7058 S US 131	11/05/24	WD	19-MULTI PARCEL ARM'S LI	\$1,050,000	\$84,262	<u>\$965,738</u>	<u>\$696,000</u>	1.388	19,550

ECF USED 1.4