

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3								
003-300-001-00	4757 NORTHWAY	08/17/21	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$122,600	52.19	\$254,060	\$11,623	\$30,783	93.0	178.0	0.20	0.14	\$125	\$58,407	\$1.34	93.00	ELKLK 3229/734	003-650-103-00	2022 LAND VALUES	0	0	NOT INSPECTED		401	ELK LAKE											
003-300-007-00	4795 NORTHWAY DR	10/08/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$120,700	32.62	\$379,149	\$91,281	\$100,430	96.0	71.3	0.16	0.16	\$951	\$581,408	\$13.35	96.00	ELKLK 3244/304		2023 LAND TABLES	0	0	NOT INSPECTED		401	ELK LAKE	LAKE PLEASANT										
003-300-008-00	4805 NORTHWAY	08/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$46,500	31.00	\$87,090	\$66,160	\$3,250	50.0	66.0	0.26	0.08	\$1,323	\$254,462	\$5.84	50.00	ELKLK 3311/199	003-650-104-00	2022 LAND VALUES	0	0	NOT INSPECTED		401	ELK LAKE											
003-350-006-00	188 CURELLA DR	05/06/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$12,300	61.50	\$58,500	\$20,000	\$58,500	50.0	415.0	0.48	0.48	\$400	\$42,017	\$0.96	50.00	ELKLK 3202/442		2023 LAND TABLES	0	0	NOT INSPECTED		402	ELK LAKE											
003-400-028-00	100 CURELLA DR	12/16/22	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$127,200	41.37	\$334,319	\$52,741	\$79,560	68.0	100.0	0.16	0.16	\$776	\$338,083	\$7.76	68.00	ELKLK		2023 LAND TABLES	0	0	NOT INSPECTED		401	ELK LAKE											
003-400-029-00	92 CURELLA DR	09/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$137,400	38.17	\$425,668	\$27,932	\$93,600	80.0	110.0	0.20	0.20	\$349	\$138,277	\$3.17	80.00	ELKLK 3241/129		2023 LAND TABLES	0	0	NOT INSPECTED		401	ELK LAKE											
<b>Totals:</b>			<b>\$1,442,400</b>			<b>\$1,442,400</b>	<b>\$566,700</b>		<b>\$1,538,786</b>	<b>\$269,737</b>	<b>\$366,123</b>	<b>437.0</b>		<b>1.45</b>	<b>1.21</b>																								
								<b>Sale. Ratio =&gt;</b>	<b>39.29</b>									<b>Average</b>									<b>Average</b>									<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>11.87</b>									<b>per FF=&gt;</b>	<b>\$617</b>									<b>per Net Acre=&gt;</b>	<b>186,025.52</b>									<b>per SqFt=&gt;</b>	<b>\$4.27</b>

**Use \$617 per front foot.**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character		
003-300-001-00	4757 NORTHWAY	08/17/21	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$122,600	52.19	\$254,060	\$30,783	\$204,117	\$182,118	1.121	1,488	\$137.18	ELKLK	13.7075	SINGLE FAMILY		\$30,783	No	/ /	003-650-103-00	2022 LAND VALUES	401	81														
003-400-028-00	100 CURELLA DR	12/16/22	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$127,200	41.37	\$315,155	\$34,272	\$273,228	\$221,266	1.235	1,737	\$157.30	ELKLK	2.3029	SINGLE FAMILY		\$34,272	No	/ /		2023 LAND TABLES	401	75														
003-400-029-00	92 CURELLA DR	09/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$137,400	38.17	\$326,604	\$41,194	\$318,806	\$224,832	1.418	1,156	\$275.78	ELKLK	16.0104	SINGLE FAMILY		\$40,320	No	/ /		2023 LAND TABLES	401	83														
<b>Totals:</b>						<b>\$902,400</b>			<b>\$902,400</b>		<b>\$387,200</b>				<b>\$190.09</b>		<b>0.9451</b>																							
								<b>Sale. Ratio =&gt;</b>	<b>42.91</b>									<b>E.C.F. =&gt;</b>	<b>1.267</b>	<b>Std. Deviation=&gt;</b>		<b>0.14992222</b>																		
								<b>Std. Dev. =&gt;</b>	<b>7.35</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.258</b>	<b>Ave. Variance=&gt;</b>		<b>10.6736</b>	<b>Coefficient of Var=&gt;</b>		<b>8.485486165</b>															

**2024 Elk Lake ECF use 1.267**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
003-450-008-00	4160 LAKEVIEW DR	06/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,900	34.93	\$104,950	\$59,085	\$24,035	55.0	90.0	0.11	0.11	\$1,074	\$518,289	\$11.90	55.00	LKPLS				2022 LAND VALUES	0	0	NOT INSPECTED	401	LAKE PLEASANT			
003-450-037-00	970 MARTIN DR	09/21/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,200	42.91	\$133,744	\$7,056	\$30,800	35.0	100.0	0.08	0.08	\$202	\$88,200	\$2.02	35.00	LKPLS	3238/838			2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT			
003-450-038-00	972 MARTIN DR	04/26/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,900	37.17	\$159,172	\$47,428	\$61,600	70.0	100.0	0.16	0.16	\$678	\$294,584	\$6.76	70.00	LKPLS	3205/409			2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT			
003-450-049-00	927 MARTIN DR	04/29/22	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$80,000	38.37	\$172,819	\$64,086	\$28,405	65.0	148.0	0.22	0.22	\$986	\$289,982	\$6.66	65.00	LKPLS	3291/557			2022 LAND VALUES	0	0	NOT INSPECTED	401	LAKE PLEASANT			
003-450-083-00	973 CASTER DR	07/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,600	58.15	\$151,145	\$13,155	\$34,300	70.0	200.0	0.16	0.08	\$188	\$82,219	\$1.89	70.00	LKPLS	3218/760	003-450-084-00		2021 LAND VALUES	0	0	NOT INSPECTED	402	LAKE PLEASANT			
003-450-085-00	975 CASTER DR	08/19/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,300	37.84	\$137,257	\$29,983	\$42,240	48.0	100.0	0.11	0.11	\$625	\$272,573	\$6.26	48.00	LKPLS	3231/125			2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT			
003-450-087-00	987 CASTER DR	07/29/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$63,600	46.42	\$138,036	\$14,259	\$15,295	35.0	100.0	0.08	0.08	\$407	\$178,238	\$4.09	35.00	LKPLS	3309/140	003-450-088-00		2022 LAND VALUES	0	0	NOT INSPECTED	401	LAKE PLEASANT			
003-475-098-00	970 CENTER DR	04/06/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,600	41.19	\$145,266	\$34,334	\$61,600	70.0	83.0	0.13	0.13	\$490	\$258,150	\$5.93	70.00	LKPLS	3191/117			2023 LAND TABLES	0	0	NOT INSPECTED	401	LAKE PLEASANT			
<b>Totals:</b>			<b>\$1,113,500</b>			<b>\$1,113,500</b>	<b>\$465,100</b>		<b>\$1,142,389</b>	<b>\$269,386</b>	<b>\$298,275</b>	<b>448.0</b>		<b>1.06</b>	<b>0.98</b>																	
								<b>Sale. Ratio =&gt;</b>	<b>41.77</b>									<b>Average</b>			<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>7.42</b>									<b>per FF=&gt;</b>	<b>\$601</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>254,377.71</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$5.84</b>							

**Use \$600 front foot value**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character				
003-450-008-00	4160 LAKEVIEW DR	06/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,900	34.93	\$103,729	\$29,645	\$110,355	\$74,307	1.485	625	\$176.57	LKPLS	24.3331	SINGLE FAMILY		\$29,645	No	/ /		2023 LAND TABLES	401	71																
003-450-030-00	926 MARTIN DR	12/17/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,200	48.87	\$118,517	\$18,865	\$96,135	\$99,952	0.962	900	\$106.82	LKPLS	27.9980	SINGLE FAMILY		\$18,865	No	/ /		2023 LAND TABLES	401	66																
003-450-037-00	970 MARTIN DR	09/21/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,200	42.91	\$99,640	\$18,865	\$91,135	\$81,018	1.125	767	\$118.82	LKPLS	11.6920	SINGLE FAMILY		\$18,865	No	/ /		2023 LAND TABLES	401	71																
003-450-038-00	972 MARTIN DR	04/26/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,900	37.17	\$114,307	\$37,730	\$107,270	\$76,807	1.397	906	\$118.40	LKPLS	15.4817	SINGLE FAMILY		\$37,730	No	/ /		2023 LAND TABLES	401	61																
003-450-049-00	927 MARTIN DR	04/29/22	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$80,000	38.37	\$167,268	\$35,035	\$173,465	\$132,631	1.308	1,104	\$157.12	LKPLS	6.6085	SINGLE FAMILY		\$35,035	No	/ /		2023 LAND TABLES	401	69																
003-450-051-00	4187 PLEASANT DR	10/20/22	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$67,600	32.11	\$135,912	\$5,107	\$205,393	\$131,199	1.566	1,327	\$154.78	LKPLS	32.3719	SINGLE FAMILY		\$5,107	No	/ /		2023 LAND TABLES	401	65																
003-450-083-00	973 CASTER DR	07/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,600	58.15	\$151,145	\$34,300	\$95,700	\$100,469	0.953	958	\$99.90	LKPLS	28.9257	SINGLE FAMILY		\$34,300	No	/ /	003-450-084-00	2021 LAND VALUES	401	78																
003-450-085-00	975 CASTER DR	08/19/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,300	37.84	\$100,453	\$25,872	\$99,128	\$74,805	1.325	694	\$142.84	LKPLS	8.3352	SINGLE FAMILY		\$25,872	No	/ /		2023 LAND TABLES	401	71																
003-450-087-00	987 CASTER DR	07/29/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$63,600	46.42	\$127,658	\$15,295	\$121,705	\$112,701	1.080	1,070	\$113.74	LKPLS	16.1901	SINGLE FAMILY		\$15,295	No	/ /	003-450-088-00	2023 LAND TABLES	401	71																
003-475-098-00	970 CENTER DR	04/06/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,600	41.19	\$103,406	\$37,730	\$80,270	\$65,874	1.219	721	\$111.33	LKPLS	2.3247	SINGLE FAMILY		\$37,730	No	/ /		2023 LAND TABLES	401	62																
<b>Totals:</b>			<b>\$1,439,000</b>			<b>\$1,439,000</b>	<b>\$588,900</b>		<b>\$1,222,035</b>		<b>\$1,180,556</b>	<b>\$949,762</b>			<b>\$130.03</b>		<b>0.1208</b>																									
							<b>Sale. Ratio =&gt;</b>	<b>40.92</b>					<b>E.C.F. =&gt;</b>	<b>1.243</b>			<b>Std. Deviation=&gt;</b>	<b>0.211283944</b>																								
							<b>Std. Dev. =&gt;</b>	<b>7.68</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.242</b>			<b>Ave. Variance=&gt;</b>	<b>17.4261</b>	<b>Coefficient of Var=&gt;</b>	<b>14.03301199</b>																						

**2024 Lake Pleasant ECF use 1.243**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character								
003-002-004-00	5260 BOWERS RD	06/28/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,700	40.85	\$227,486	\$2,410	\$200,000	0.0	0.0	2.34	2.34	#DIV/0!	\$1,030	\$0.02	0.00	TWGEN 3230/864				0	0	NOT INSPECTED		401																							
003-021-021-00	4135 NEWARK RD.	05/19/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$101,500	39.05	\$278,221	\$1,679	\$200,000	0.0	0.0	1.50	1.50	#DIV/0!	\$1,119	\$0.03	0.00	TWGEN 3206/166				0	0	NOT INSPECTED		401																							
003-018-008-00	1231 S FIVE LAKES RD	08/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,600	45.44	\$281,887	\$6,913	\$38,800	0.0	0.0	5.00	5.00	#DIV/0!	\$1,383	\$0.03	0.00	TWGEN 3308/319				0	0	NOT INSPECTED		401																							
003-166-001-00	LAKE PLEASANT RD	05/25/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$17,300	78.64	\$63,180	\$22,000	\$63,180	0.0	0.0	13.04	13.04	#DIV/0!	\$1,687	\$0.04	0.00	TWGEN 3206/369				0	0	NOT INSPECTED		402																							
003-028-001-10	4468 NEWARK RD	04/19/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$78,900	41.97	\$212,299	\$4,281	\$28,580	0.0	0.0	2.20	2.20	#DIV/0!	\$1,946	\$0.04	0.00	TWGEN				0	0	NOT INSPECTED		401																							
003-012-037-00	5497 ATTICA RD	10/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,900	39.56	\$273,985	\$4,407	\$28,392	0.0	0.0	2.18	2.18	#DIV/0!	\$2,022	\$0.05	0.00	TWGEN 3250/152				0	0	NOT INSPECTED		401																							
003-026-027-20	2326 WINSLOW RD	08/29/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,600	56.00	\$113,875	\$17,116	\$45,991	0.0	0.0	5.32	5.32	#DIV/0!	\$3,217	\$0.07	0.00	TWGEN 3317/39				0	0	NOT INSPECTED		401																							
003-014-001-50	121 ARROWTIP TRAIL	12/08/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$187,200	42.55	\$488,766	\$36,390	\$85,156	0.0	0.0	10.30	10.30	#DIV/0!	\$3,533	\$0.08	0.00	TWGEN 3261/264				0	0	NOT INSPECTED		401																							
003-022-018-00	5 LAKE PLEASANT RD	08/26/22	\$160,000	MLC	03-ARM'S LENGTH	\$160,000	\$51,300	32.06	\$152,220	\$160,000	\$152,220	0.0	0.0	35.40	35.40	#DIV/0!	\$4,520	\$0.10	0.00	TWGEN 3321/135				0	0	NOT INSPECTED		402																							
003-006-030-00	794 N FIVE LAKES RD	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,800	39.43	\$218,704	\$4,596	\$13,300	0.0	0.0	1.00	1.00	#DIV/0!	\$4,596	\$0.11	0.00	TWGEN 3219/468				0	0	NOT INSPECTED		401																							
003-036-019-20	2789 WINSLOW RD	09/06/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$160,600	40.15	\$419,977	\$16,429	\$36,406	0.0	0.0	3.34	3.34	#DIV/0!	\$4,919	\$0.11	0.00	TWGEN				0	0	7/28/2014		401																							
003-009-001-20	299 N LAKE PLEASANT RD	05/13/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$164,500	42.18	\$421,505	\$52,340	\$83,845	0.0	0.0	10.01	10.01	#DIV/0!	\$5,229	\$0.12	0.00	TWGEN 3208/849				0	0	NOT INSPECTED		401																							
003-021-025-00	1881 S LAKE GEORGE RD	02/28/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$160,800	41.55	\$412,349	\$66,225	\$91,574	0.0	0.0	11.72	11.72	#DIV/0!	\$6,551	\$0.13	0.00	TWGEN				0	0	NOT INSPECTED		401																							
003-026-003-20	FOX RUN	08/05/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,700	66.17	\$84,207	\$60,000	\$84,207	0.0	0.0	10.09	10.09	#DIV/0!	\$5,946	\$0.14	0.00	TWGEN 3233/387				0	0	NOT INSPECTED		402																							
003-003-014-10	576 N LAKE PLEASANT RD	02/27/23	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$156,000	40.63	\$393,346	\$29,310	\$38,656	0.0	0.0	4.92	4.92	#DIV/0!	\$5,957	\$0.14	0.00	TWGEN 3339/787				0	1	NOT INSPECTED		402																							
003-013-002-20	N SUMMERS RD	08/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$76,000	66.09	\$152,156	\$115,000	\$152,156	0.0	0.0	19.03	3.49	#DIV/0!	\$6,043	\$0.14	0.00	TWGEN 3309/304	003-013-002-30, 003-013-002-40			0	0	NOT INSPECTED		402																							
003-024-022-90	5630 REYNOLDS RD	05/06/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$23,700	31.60	\$104,432	\$75,000	\$104,432	0.0	0.0	12.08	12.08	#DIV/0!	\$6,209	\$0.14	0.00	TWGEN 3292/512				0	0	NOT INSPECTED		402																							
003-021-013-00	1561 S LAKE GEORGE RD	09/03/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,400	41.54	\$305,761	\$58,090	\$78,851	0.0	0.0	8.99	8.99	#DIV/0!	\$6,462	\$0.15	0.00	TWGEN 3234/860				0	0	NOT INSPECTED		401																							
003-026-003-10	FOX RUN	10/04/22	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$24,500	37.40	\$48,937	\$65,500	\$48,937	0.0	0.0	10.09	10.09	#DIV/0!	\$6,492	\$0.15	0.00	TWGEN 3319/915				0	0	NOT INSPECTED		402																							
003-021-014-00	1585 S LAKE GEORGE RD	09/21/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$68,800	52.96	\$136,504	\$129,900	\$136,504	0.0	0.0	19.24	19.24	#DIV/0!	\$6,752	\$0.15	0.00	TWGEN				0	0	NOT INSPECTED		402																							
003-008-008-00	150 N FORCE RD	06/15/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$180,500	27.77	\$532,537	\$317,413	\$199,950	0.0	0.0	46.50	46.50	#DIV/0!	\$6,826	\$0.16	0.00	TWGEN 3213/63				0	0	NOT INSPECTED		401																							
003-020-010-00	1515 S FORCE RD	08/10/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$37,100	57.08	\$80,615	\$65,000	\$80,615	0.0	0.0	9.35	9.35	#DIV/0!	\$6,952	\$0.16	0.00	TWGEN 3311/904				0	0	NOT INSPECTED		402																							
003-007-006-60	VIK-MAR LANE	06/10/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$9,700	53.89	\$32,058	\$18,000	\$32,058	0.0	0.0	2.57	2.57	#DIV/0!	\$7,004	\$0.16	0.00	TWGEN 3211/287				0	0	NOT INSPECTED		402																							
003-012-043-00	5821 ATTICA RD	03/21/22	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$121,600	40.81	\$310,833	\$66,165	\$78,998	0.0	0.0	9.02	9.02	#DIV/0!	\$7,335	\$0.17	0.00	TWGEN				0	0	NOT INSPECTED		401																							
003-026-003-15	5466 FOX RUN	07/29/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$19,800	52.11	\$39,482	\$38,000	\$39,482	0.0	0.0	5.05	5.05	#DIV/0!	\$7,532	\$0.17	0.00	TWGEN 3622/4562				0	0	NOT INSPECTED		402																							
003-034-043-60	2930 ATWELL RD	02/25/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,400	46.00	\$174,633	\$190,000	\$174,633	0.0	0.0	24.92	12.47	#DIV/0!	\$7,624	\$0.18	0.00	TWGEN	003-034-043-70			0	0	8/7/2014 VACANT LAND		402																							
003-006-061-00	3425 IMLAY CITY RD	06/11/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,800	40.47	\$170,302	\$38,498	\$38,800	0.0	0.0	5.00	5.00	#DIV/0!	\$7,700	\$0.18	0.00	TWGEN 3211/404				0	0	NOT INSPECTED		401																							
003-010-005-50	IMLAY CITY RD	09/30/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$119,000	19.83	\$394,320	\$434,557	\$228,877	0.0	0.0	55.71	2.50	#DIV/0!	\$7,800	\$0.18	0.00	TWGEN 3241/702	003-010-005-60			0	0	NOT INSPECTED		402																							
003-007-020-10	PEPPERMILL	02/15/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$109,774	\$100,000	\$109,774	0.0	0.0	12.70	12.70	#DIV/0!	\$7,875	\$0.18	0.00	TWGEN 3338/236																															

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character	
003-009-022-20	4183 PEPPERMILL RD	07/12/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$92,500	64.69	\$254,786	\$33,186	\$109,814	\$210,047	0.523	1,562	\$70.30	TWGEN	91.1461	SINGLE FAMILY		\$33,186	No	//		2023 LAND TABLES	401	91													
003-008-018-00	3631 PEPPERMILL RD	11/28/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$152,100	99.41	\$279,327	\$21,613	\$131,387	\$243,239	0.540	1,540	\$85.32	TWGEN	100.4850	SINGLE FAMILY		\$21,613	No	//		2023 LAND TABLES	401	65													
003-013-017-30	225 N SUMMERS RD	01/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$23,700	9.48	\$418,768	\$54,723	\$195,277	\$343,256	0.569	2,009	\$97.20	TWGEN	68.0391	SINGLE FAMILY		\$54,723	No	//		2023 LAND TABLES	401	98													
003-035-019-20	2940 WALKER RD	01/06/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$80,900	59.93	\$214,729	\$37,072	\$97,928	\$168,395	0.582	1,680	\$58.29	TWGEN	27.6050	SINGLE FAMILY		\$37,072	No	//		2023 LAND TABLES	401	71													
003-026-027-20	2326 WINSLOW RD	08/29/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,600	56.00	\$113,875	\$45,991	\$39,009	\$64,345	0.606	1,440	\$27.09	TWGEN	36.5382	SINGLE FAMILY		\$45,991	No	//		2023 LAND TABLES	401	33													
003-019-037-00	1920 S FORCE RD	10/05/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$163,900	55.56	\$430,542	\$55,639	\$239,361	\$355,358	0.674	2,176	\$110.00	TWGEN	54.6340	SINGLE FAMILY		\$48,193	No	//		2023 LAND TABLES	401	86													
003-020-010-30	1571 S FORCE RD	11/23/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$139,900	54.65	\$348,255	\$83,845	\$172,155	\$248,353	0.693	1,512	\$113.86	TWGEN	52.6730	SINGLE FAMILY		\$83,845	No	//		2023 LAND TABLES	401	90													
003-019-007-30	3170 GREENWOOD RD	04/26/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$140,000	52.83	\$377,652	\$36,523	\$228,477	\$323,345	0.707	2,450	\$93.26	TWGEN	53.4085	SINGLE FAMILY		\$36,523	No	//		2023 LAND TABLES	401	86													
003-016-019-00	4136 PEPPERMILL RD	12/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$188,200	53.77	\$472,192	\$98,852	\$251,148	\$352,386	0.713	2,112	\$118.91	TWGEN	58.9529	SINGLE FAMILY		\$98,852	No	//		2023 LAND TABLES	401	79													
003-036-014-30	5665 SUTTON RD	08/22/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$249,300	51.40	\$645,140	\$63,192	\$421,808	\$549,164	0.768	2,919	\$144.50	TWGEN	12.8874	SINGLE FAMILY		\$63,192	No	//		2023 LAND TABLES	401	86													
003-008-022-00	91 LK GEORGE RD	05/03/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$160,200	48.55	\$402,989	\$68,123	\$261,877	\$315,862	0.829	2,073	\$126.33	TWGEN	#REF!	SINGLE FAMILY		\$68,123	No	//		2023 LAND TABLES	401	70													
003-027-035-00	2470 JASON CT	04/20/22	\$340,206	WD	03-ARM'S LENGTH	\$340,206	\$162,300	47.71	\$410,715	\$38,800	\$301,406	\$351,458	0.858	1,704	\$176.88	TWGEN	14.3268	SINGLE FAMILY		\$38,800	No	//		2023 LAND TABLES	401	86													
003-006-032-00	848 N FIVE LAKES RD	03/24/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$100,300	45.80	\$260,403	\$16,114	\$202,886	\$231,554	0.876	1,412	\$143.69	TWGEN	87.6195	SINGLE FAMILY		\$16,114	No	//		2023 LAND TABLES	401	83													
003-032-043-10	2896 MILLER RD	06/22/22	\$187,900	WD	03-ARM'S LENGTH	\$187,900	\$83,500	44.44	\$220,349	\$17,990	\$191,098	\$215,098	0.889	1,848	\$91.94	TWGEN	5.8092	SINGLE FAMILY		\$17,990	No	//		2023 LAND TABLES	401	80													
003-010-005-10	4720 IMLAY CITY RD	04/26/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$166,500	45.00	\$424,654	\$59,798	\$310,202	\$345,835	0.897	1,584	\$195.83	TWGEN	#REF!	SINGLE FAMILY		\$59,798	No	//		2023 LAND TABLES	401	85													
003-008-003-20	378 MEADOWVIEW DR	11/18/21	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$152,500	42.97	\$407,858	\$28,961	\$325,939	\$358,506	0.909	2,594	\$125.65	TWGEN	19.7486	SINGLE FAMILY		\$28,961	No	//		2023 LAND TABLES	401	81													
003-007-006-50	478 VIK-MAR LANE	01/31/23	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$117,300	42.97	\$311,482	\$31,494	\$241,506	\$265,391	0.910	1,643	\$146.99	TWGEN	90.9999	SINGLE FAMILY		\$31,494	No	//		2023 LAND TABLES	401	61													
003-002-004-00	5260 BOWERS RD	06/28/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,700	40.85	\$277,486	\$29,896	\$170,104	\$186,860	0.910	1,956	\$86.97	TWGEN	91.0329	SINGLE FAMILY		\$29,896	No	//		2023 LAND TABLES	401	89													
003-018-008-00	1231 S FIVE LAKES RD	08/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,600	45.44	\$281,887	\$42,643	\$207,357	\$226,772	0.914	1,224	\$169.41	TWGEN	46.9325	SINGLE FAMILY		\$38,800	No	//		2023 LAND TABLES	401	80													
003-024-016-00	1591 WINSLOW RD	07/06/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$168,400	44.91	\$429,100	\$39,103	\$335,897	\$367,172	0.915	1,800	\$186.61	TWGEN	32.5755	SINGLE FAMILY		\$39,103	No	//		2023 LAND TABLES	401	82													
003-028-001-10	4668 NEWARK RD	04/19/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$78,900	41.97	\$212,299	\$28,580	\$159,420	\$174,141	0.915	1,152	\$138.39	TWGEN	15.1031	SINGLE FAMILY		\$28,580	No	//		2023 LAND TABLES	401	85													
003-030-013-00	2173 BRAY RD	06/15/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,900	41.39	\$315,872	\$36,109	\$243,891	\$264,110	0.923	1,776	\$137.33	TWGEN	12.6368	SINGLE FAMILY		\$36,109	No	//		2023 LAND TABLES	401	86													
003-014-001-50	121 ARROWTIP TRAIL	12/08/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$187,200	42.55	\$488,766	\$85,156	\$354,844	\$379,412	0.935	1,920	\$184.81	TWGEN	68.1979	SINGLE FAMILY		\$85,156	No	//		2023 LAND TABLES	401	91													
003-018-005-00	3130 PEPPERMILL RD	11/24/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$64,800	41.27	\$174,140	\$16,114	\$140,886	\$149,788	0.941	1,280	\$110.07	TWGEN	60.4434	SINGLE FAMILY		\$16,114	No	//		2023 LAND TABLES	401	70													
003-034-015-40	4732 HUNTERS CREEK RD	12/05/22	\$396,500	WD	03-ARM'S LENGTH	\$396,500	\$173,300	43.71	\$437,150	\$39,255	\$357,245	\$377,152	0.947	2,035	\$175.55	TWGEN	7.9983	SINGLE FAMILY		\$39,255	No	//		2023 LAND TABLES	401	84													
003-012-037-00	5497 ATTICA RD	10/26/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,900	39.56	\$273,985	\$29,648	\$220,352	\$231,599	0.951	1,316	\$167.44	TWGEN	#REF!	SINGLE FAMILY		\$28,392	No	//		2023 LAND TABLES	401	85													
003-009-001-20	299 N LAKE PLEASANT RD	05/13/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$164,500	42.18	\$421,505	\$83,845	\$306,155	\$320,057	0.957	1,630	\$187.83	TWGEN	95.6564	SINGLE FAMILY		\$83,845	No	//		2023 LAND TABLES	401	85													
003-021-013-00	1561 S LAKE GEORGE RD	09/03/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,400	41.54	\$305,761	\$78,851	\$206,149	\$213,218	0.967	1,680	\$122.71	TWGEN	46.7419	SINGLE FAMILY		\$78,851	No	//		2023 LAND TABLES	401	91													
003-021-025-00	1881 S LAKE GEORGE RD	02/28/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$160,800	41.55	\$412,349	\$91,574	\$295,426	\$304,052	0.972	1,713	\$172.46	TWGEN	42.5433	SINGLE FAMILY		\$91,574	No	//		2023 LAND TABLES	401	96													
003-021-021-00	4135 NEWARK RD.	05/19/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$101,500	39.05	\$278,221	\$20,000	\$239,900	\$244,704	0.980	1,882	\$127.47	TWGEN	46.3573	SINGLE FAMILY		\$20,000	No	//		2023 LAND TABLES	401	70													
003-012-043-00	5821 ATTICA RD	03/21/22	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$121,600	40.81	\$310,833	\$78,998	\$219,002	\$219,399	0.998	1,372	\$159.62	TWGEN	#REF!	SINGLE FAMILY		\$78,998	No	//		2023 LAND TABLES	401	75													
003-015-037-00	1243 S LAKE PLEASANT RD	01/21/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$63,600	39.50	\$169,379	\$6,118	\$154,882	\$154,750	1.001	925	\$167.44	TWGEN	#REF!	SINGLE FAMILY		\$6,118	No	//		2023 LAND TABLES	401	70													
003-036-019-20	2789 WINSLOW RD	09/06/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$160,600	40.15	\$419,977	\$36,406	\$363,594	\$362,286	1.004	1,965	\$185.04	TWGEN	4.6201	SINGLE FAMILY		\$36,406	No	//		2023 LAND TABLES	401	91													
003-006-030-00	794 N FIVE LAKES RD	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,800	39.43	\$218,704	\$13,300	\$196,700	\$194,696	1.010	1,751	\$112.34	TWGEN	101.0294	SINGLE FAMILY		\$13,300	No	//		2023 LAND TABLES	401	65													
003-003-014-10	576 N LAKE PLEASANT RD	02/27/23	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$156,000	40.63	\$393,346	\$38,656	\$345,344	\$336,199	1.027	2,030	\$170.12	TWGEN	102.7201	SINGLE FAMILY		\$38,656	No	//		2023 LAND TABLES	401	88													
003-010-005-10	4720 IMLAY CITY RD	08/29/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,500	39.64	\$424,654	\$59,798	\$365,856	\$345,835	1.042	1,584	\$227.40	TWGEN	104.1543	SINGLE FAMILY		\$59,798	No	//		2023 LAND TABLES	401	85													
003-026-003-40	5467 FOX RUN	03/13/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$159,800	38.05	\$421,920	\$31,494	\$388,506	\$370,072	1.050	1,588	\$244.65	TWGEN	26.4368	SINGLE FAMILY		\$31,494	No	//		2023 LAND TABLES	401	91													
003-006-061-00	3425 IMLAY CITY RD	06/11/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,80																																

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
001-009-013-22	BURGETT DR	03/31/22	\$127,500	WD	32-SPLIT VACANT	\$127,500	\$0	0.00	\$77,683	\$122,317	\$72,500	145.0	345.0	1.13	1.13	\$844	\$108,245	\$2.48	145.00	201	3287434		COMMERCIAL	0	0	7/15/2022	202		NORTH/SOUTH RUR			
001-021-004-00	VAN DYKE RD	03/16/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$14,900	51.38	\$40,500	\$29,000	\$40,500	81.0	537.0	1.00	1.00	\$358	\$29,000	\$0.67	81.00		3342-777		COMMERCIAL	0	0	10/12/2023	202		DOWNTOWN			
007-011-042-20	5075 DRYDEN RD	03/14/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,000	32.94	\$99,750	\$85,000	\$89,775	266.0	577.5	3.52	3.53	\$320	\$24,127	\$0.55	266.00		3341-714		COMMERCIAL	0	0	10/18/2023	202		TWP			
008-011-045-30	TRADE CENTER WAY	09/01/21	\$33,900	WD	03-ARM'S LENGTH	\$33,900	\$71,000	209.44	\$33,375	\$33,900	\$33,375	473.0	345.0	3.89	3.75	\$72	\$8,715	\$0.20	583.00		3234-365		COMMERCIAL	0	0	6/20/2022	202		TWP			
008-011-045-40	TRADE CENTER WAY	08/24/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$78,400	186.67	\$42,008	\$42,000	\$42,008	392.0	524.0	4.72	4.72	\$107	\$8,898	\$0.20	821.00		3232-278		COMMERCIAL	0	0	6/20/2022	202		TWP			
008-011-045-70	TRADE CENTER WAY	05/14/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$52,000	94.55	\$55,981	\$55,000	\$55,981	400.0	685.0	6.29	6.29	\$138	\$8,744	\$0.20	110.00		3204-762		COMMERCIAL	0	0	6/20/2022	202		TWP			
012-003-033-30	IMLAY CITY RD	08/23/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$23,400	31.20	\$77,500	\$75,000	\$77,500	155.0	343.0	1.22	1.22	\$484	\$61,425	\$1.41	155.00		3231-548		COMMERCIAL	0	0	6/15/2022	202		TWP			
012-003-039-00	1680 IMLAY CITY RD	08/20/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$89,100	80.27	\$132,500	\$111,000	\$132,500	530.0	165.0	2.01	2.01	\$209	\$55,279	\$1.27	530.00		3230-581		COMMERCIAL	0	0	7/11/2022	201		TWP			
014-028-023-04	N LAPEER	04/22/22	\$170,000	MLC	03-ARM'S LENGTH	\$170,000	\$0	0.00	\$127,900	\$170,000	\$127,900	255.8	384.0	2.55	2.55	\$665	\$66,719	\$1.53	255.80		3290-782		COMMERCIAL	0	0	11/1/2023	202		COMM			
015-017-009-41	4082 S LAPEER RD	08/02/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$85,000	\$100,000	\$85,000	170.0	160.0	0.82	0.82	\$588	\$122,100	\$2.80	170.00		3308-432		COMMERCIAL	0	0	11/1/2023	201		TWP			
047-636-005-01	5630 OTTER LAKE	09/13/21	\$146,000	WD	32-SPLIT VACANT	\$146,000	\$0	0.00	\$67,500	\$146,000	\$67,500	225.0	337.0	1.91	1.91	\$649	\$76,440	\$1.75	225.00	201	3239-292		COMMERCIAL	0	0	7/28/2022	201		OTTER LAKE			
<b>Totals:</b>			<b>\$974,400</b>			<b>\$974,400</b>	<b>\$356,800</b>		<b>\$839,697</b>	<b>\$969,217</b>	<b>\$824,539</b>	<b>3,092.8</b>		<b>29.06</b>	<b>28.92</b>																	
								<b>Sale. Ratio =&gt;</b>	<b>36.62</b>									<b>Average</b>			<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>74.80</b>									<b>per FF=&gt;</b>	<b>\$313</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>33,353.42</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.77</b>							

**No commercial or industrial sales with in Attica Township.  
Used sales from outside of Attica to develop front foot value or land.  
Use \$313 for front foot value.**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
001-009-013-10	3589 VAN DYKE RD	09/16/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$136,300	27.26	\$489,739	\$300,312	\$199,688	\$255,982	0.780	5,040	\$39.62	201	5.5688			\$165,726	Yes	10/12/23		COMMERCIAL	201	0			
001-016-015-00	4260 VAN DYKE RD (101-110)	04/14/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$437,100	75.36	\$868,532	\$241,268	\$338,732	\$847,654	0.400	12,500	\$27.10	201	#REF!			\$148,500	No	/ /		COMMERCIAL	201	0			
003-024-003-10	5846 BELLE RIVER	07/21/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$81,800	28.21	\$256,186	\$66,396	\$223,604	\$256,473	0.872	5,724	\$39.06	201	3.6070			\$65,100	No	/ /		COMMERCIAL	201	0			
005-128-011-00	7550 VAN DYKE	04/09/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,800	42.04	\$205,702	\$114,166	\$123,834	\$123,697	0.977	2,932	\$41.21	201	14.1080			\$113,090	Yes	10/18/23		COMMERCIAL	201	0			
005-128-011-00	7550 VAN DYKE	04/05/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$114,200	38.07	\$205,702	\$114,166	\$185,834	\$123,697	1.502	2,932	\$63.38	201	93.9900			\$113,090	Yes	10/18/23		COMMERCIAL	201	0			
006-017-026-00	5743 N LAPEER	09/10/21	\$177,500	MLC	03-ARM'S LENGTH	\$177,500	\$129,500	72.96	\$294,187	\$114,897	\$62,603	\$242,284	0.258	1,710	\$36.61	201	25.8387			\$100,980	No	/ /		COMMERCIAL	201	0			
006-021-015-10	5388 N LAPEER	06/17/22	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$92,800	51.56	\$213,532	\$116,820	\$63,180	\$130,692	0.483	888	\$71.15	201	#REF!			\$114,480	Yes	10/18/23		COMMERCIAL	201	0			
006-029-006-00	4979 N LAPEER	05/16/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,800	43.09	\$267,036	\$129,753	\$90,247	\$185,518	0.486	4,400	\$20.51	201	#REF!			\$121,298	Yes	10/18/23		COMMERCIAL	201	0			
008-008-031-01	5479 DAVISON RD	06/25/21	\$1,446,000	CD	03-ARM'S LENGTH	\$1,446,000	\$179,800	12.43	\$568,416	\$120,512	\$1,325,488	\$605,276	2.190	9,100	\$145.66	201	218.9891			\$65,800	No	/ /		COMMERCIAL	201	0			
008-011-007-10	420 LAKE NEPESSING RD	03/22/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$205,500	51.38	\$502,497	\$64,324	\$335,676	\$592,126	0.567	3,480	\$96.46	201	#REF!			\$42,000	No	/ /		COMMERCIAL	201	0			
008-019-001-00	1550 S ELBA RD	11/22/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$169,900	45.31	\$381,141	\$203,620	\$171,380	\$239,893	0.714	3,200	\$53.56	201	#REF!			\$192,850	Yes	10/31/23		COMMERCIAL	201	0			
009-032-043-10	1015 N VAN DYKE RD	09/15/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$77,900	20.55	\$251,143	\$95,830	\$283,170	\$209,882	1.349	3,238	\$87.45	201	78.6755			\$91,140	Yes	10/04/23		COMMERCIAL	201	0			
011-004-003-00	7256 BOWERS	06/01/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$68,900	16.21	\$287,206	\$106,470	\$318,530	\$244,238	1.304	12,208	\$26.09	201	74.1751			\$106,470	Yes	10/31/23		COMMERCIAL	201	0			
012-003-033-20	1575 IMLAY CITY RD	03/04/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,400	27.21	\$247,489	\$80,941	\$299,059	\$225,065	1.329	4,784	\$62.51	201	76.6339			\$61,020	No	/ /		COMMERCIAL	201	0			
013-029-043-00	4515 NORTH LAKE	10/15/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$171,100	100.65	\$315,966	\$73,063	\$96,937	\$328,247	0.295	6,593	\$14.70	201	29.5317			\$73,063	No	/ /		COMMERCIAL	201	0			
014-028-016-00	1990 N LAPEER	07/07/21	\$420,000	MLC	03-ARM'S LENGTH	\$420,000	\$248,700	59.21	\$490,471	\$261,788	\$158,212	\$309,031	0.512	2,815	\$56.20	201	51.1961			\$247,860	No	/ /		COMMERCIAL	201	0			
014-029-004-00	1947 N LAPEER	08/03/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$53,400	27.38	\$183,310	\$90,031	\$104,969	\$126,053	0.833	2,304	\$45.56	201	#REF!			\$81,000	No	/ /		COMMERCIAL	201	0			
014-032-019-00	237 DAVIS LAKE	01/04/22	\$750,000	WD	03-ARM'S LENGTH	\$500,000	\$122,200	24.44	\$481,707	\$115,985	\$384,015	\$494,219	0.777	5,656	\$67.90	201	#REF!			\$103,680	No	/ /		COMMERCIAL	201	0			
015-005-030-20	3414 S LAPEER RD	03/15/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$185,400	54.53	\$491,322	\$163,144	\$176,856	\$443,484	0.399	2,756	\$64.17	201	39.8788			\$142,020	No	/ /		COMMERCIAL	201	0			
015-005-034-00	3477 S LAPEER RD	04/05/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$346,100	53.25	\$672,294	\$284,223	\$365,777	\$524,420	0.697	10,820	\$33.81	201	#REF!	DEFAULT		\$178,200	No	10/18/23		COMMERCIAL	201	70			
015-008-006-00	3522 S LAPEER RD	06/04/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$106,000	24.94	\$303,655	\$128,216	\$296,784	\$237,080	1.252	2,501	\$118.67	201	#REF!			\$111,375	No	/ /		COMMERCIAL	201	0			
015-008-045-02	3716 S LAPEER RD	08/12/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$88,800	27.32	\$267,145	\$193,508	\$131,492	\$99,509	1.321	2,032	\$64.71	201	#REF!			\$189,540	No	11/01/23		COMMERCIAL	201	0			
015-008-056-00	830 W DRYDEN RD	05/25/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$158,600	40.98	\$411,450	\$280,913	\$106,087	\$176,401	0.601	2,924	\$36.28	201	60.1396	DEFAULT		\$166,050	No	/ /		COMMERCIAL	201	45			
017-650-001-00	3892 BRONSON LAKE RD	01/26/23	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$161,400	53.80	\$329,454	\$121,180	\$178,820	\$281,451	0.635	3,820	\$46.81	201	63.5350			\$114,800	Yes	/ /		COMMERCIAL	201	0			
041-130-006-02	4611 N VAN DYKE RD	05/18/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$106,500	17.18	\$412,194	\$167,764	\$452,236	\$330,311	1.369	4,290	\$105.42	201	#REF!			\$156,368	Yes	10/12/23		COMMERCIAL	201	0			
041-475-002-80	141 S MAIN ST	11/28/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$89,000	74.17	\$184,128	\$28,863	\$91,137	\$209,818	0.434	4,714	\$19.33	201	43.4363			\$21,735	Yes	10/12/23		COMMERCIAL	201	0			
041-475-004-00	145 S MAIN ST	05/05/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$16,700	13.36	\$95,033	\$18,500	\$106,500	\$103,423	1.030	950	\$112.11	201	#REF!			\$18,500	Yes	10/12/23		COMMERCIAL	201	0			
041-475-099-00	215 BRANCH ST	03/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$45,800	18.32	\$199,888	\$35,640	\$214,360	\$221,957	0.966	5,086	\$42.15	201	12.0338			\$35,640	Yes	10/12/23		COMMERCIAL	201	0			
041-501-005-00	126 N MAIN ST	01/17/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$16,700	13.92	\$102,322	\$18,500	\$101,500	\$113,273	0.896	1,265	\$80.24	201	5.0629			\$18,500	Yes	10/12/23		COMMERCIAL	201	0			
041-521-041-00	780 VAN DYKE RD	12/08/22	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$264,900	75.69	\$641,712	\$145,813	\$204,187	\$670,134	0.305	11,770	\$17.35	201	30.4696			\$132,840	No	10/12/23		COMMERCIAL	201	0			
041-522-014-00	606 N MAIN ST	11/04/21	\$688,128	WD	03-ARM'S LENGTH	\$688,128	\$263,600	38.31	\$804,990	\$88,910	\$599,218	\$967,676	0.619	4,283	\$139.91	201	61.9234			\$72,900	No	/ /		COMMERCIAL	201	0			
041-522-025-00	402 N MAIN ST	12/01/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$158,000	42.13	\$353,649	\$88,020	\$286,980	\$358,958	0.799	3,107	\$92.37	201	79.9480			\$88,020	Yes	10/12/23		COMMERCIAL	201	0			
041-528-027-10	601 W ST CLAIR	10/26/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,600	39.91	\$406,435	\$75,341	\$349,659	\$447,424	0.781	5,700	\$61.34	201	78.1493	DEFAULT		\$63,720	Yes	10/12/23		COMMERCIAL	201	100			
042-215-005-50	9653 MAIN	11/29/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,800	31.24	\$77,907	\$22,222	\$82,778	\$75,250	1.100	1,136	\$72.87	201	25.4604			\$21,000	Yes	10/04/23		COMMERCIAL	201	0			
043-353-006-50	4484 FIRST	06/14/22	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$68,500	38.06	\$136,566	\$10,000	\$170,000	\$171,035	0.994	2,304	\$73.78	201	99.3948			\$10,000	No	10/31/23		COMMERCIAL	201	0			
043-354-004-00	4512 MIDDLE	07/02/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$66,700	29.64	\$139,318	\$43,544	\$181,456	\$129,424	1.402	2,992	\$60.65	201	#REF!			\$42,000	No	/ /		COMMERCIAL	201	0			
043-520-022-00	4469 FIFTH	07/19/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$120,100	46.64	\$234,472	\$56,543	\$200,957	\$240,445	0.836	2,452	\$81.96	201	83.5773			\$35,000	No	10/31/23		COMMERCIAL	201	0			
044-404-003-60	5510 MAIN ST	03/17/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,500	56.40	\$152,613	\$37,540	\$87,460	\$155,504	0.562	4,351	\$20.10	201	56.2429			\$37,540	Yes	10/18/23	044-404-003-30	COMMERCIAL	201	0			
045-516-039-10	4012 S OAK ST	10/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$21,900	21.90	\$72,098	\$19,994	\$80,006	\$70,411	1.136	663	\$120.67	201	113.6274			\$18,500	No	/ /		COMMERCIAL	201	0			
047-625-100-00	5909 LAKE RD	03/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,800	41.27	\$320,120	\$82,794	\$217,206	\$320,711	0.677	4,400	\$49.37	201	67.7264			\$59,938	No	/ /		COMMERCIAL	201	0			
047-652-002-00	6424 DETROIT	09/30/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,800	45.14	\$51,697	\$18,900	\$16,100	\$44,320	0.363	1,355	\$11.88	201	48.2171			\$18,900	No	/ /		COMMERCIAL	201	0			
047-652-002-00	6424 DETROIT	01/30/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$14,400	28.80	\$51,697	\$18,900	\$31,100	\$44,320	0.702	1,355	\$22.95	201	70.1711			\$18,900	No	/ /		COMMERCIAL	201	0			
<b>Totals:</b>			<b>\$14,300,128</b>			<b>\$14,050,128</b>	<b>\$5,297,700</b>		<b>\$13,422,121</b>		<b>\$9,490,814</b>	<b>\$11,976,766</b>			<b>\$60.56</b>		<b>5.3001</b>												
								<b>Sale. Ratio =&gt;</b>	<b>37.71</b>					<b>E.C.F. =&gt;</b>	<b>0.792</b>	<b>Std. Deviation=&gt;</b>		<b>0.403627307</b>											
								<b>Std. Dev. =&gt;</b>	<b>19.78</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.845</b>	<b>Ave. Variance=&gt;</b>		<b>#REF! Coefficient of Var=&gt;</b>	<b>#REF!</b>										

2024 Comercial property ECF calculations  
Used Commercial sales from other Townships in the County  
No commercial sales in Attica Township.

Use ECF 0.792



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
003-119-009-00	4563 ATTICA RD	09/21/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$51,000	32.90	\$167,382	\$22,118	\$34,500	75.0	150.0	0.26	0.26	\$295	\$85,729	\$1.97	75.00	ATVLG	3239/438		2023 LAND TABLES	0	0	NOT INSPECTED	401	ATTICA VILLAGE			
003-154-002-00	151 MILL ST	12/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$46,900	23.45	\$149,052	\$96,028	\$45,080	98.0	363.0	0.82	0.82	\$980	\$117,537	\$2.70	98.00	ATVLG	3262/791		2023 LAND TABLES	0	0	NOT INSPECTED	401	ATTICA VILLAGE			
003-155-002-50	124 MILL ST	09/26/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,600	45.65	\$166,511	\$44,889	\$41,400	90.0	110.0	0.23	0.23	\$499	\$197,749	\$4.54	90.00	ATVLG			2022 LAND VALUES	0	0	NOT INSPECTED	401	ATTICA VILLAGE			
<b>Totals:</b>			<b>\$525,000</b>			<b>\$525,000</b>	<b>\$175,500</b>		<b>\$482,945</b>	<b>\$163,035</b>	<b>\$120,980</b>	<b>263.0</b>		<b>1.30</b>	<b>1.30</b>																
							<b>Sale. Ratio =&gt;</b>	<b>33.43</b>				<b>Average</b>		<b>Average</b>																	
							<b>Std. Dev. =&gt;</b>	<b>11.14</b>				<b>per FF=&gt;</b>	<b>\$620</b>	<b>per Net Acre=&gt;</b>	<b>125,218.89</b>																

Use \$620 front foot value

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character					
003-102-001-10	4814 ATTICA RD	10/19/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,100	52.44	\$259,995	\$13,836	\$236,164	\$220,178	1.073	1,526	\$154.76	ATVLG	0.2153	SINGLE FAMILY		\$13,836	No	/ /		2023 LAND TABLES	401	76																	
003-119-009-00	4563 ATTICA RD	09/21/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$51,000	32.90	\$164,482	\$49,228	\$105,772	\$103,089	1.026	1,589	\$66.57	ATVLG	4.8737	SINGLE FAMILY		\$40,125	No	/ /		2023 LAND TABLES	401	45																	
003-154-002-00	151 MILL ST	12/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$46,900	23.45	\$147,532	\$54,539	\$145,461	\$83,178	1.749	1,596	\$91.14	ATVLG	67.4034	SINGLE FAMILY		\$52,430	No	/ /		2023 LAND TABLES	401	43																	
003-155-002-50	124 MILL ST	09/26/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,600	45.65	\$160,446	\$48,150	\$121,850	\$100,444	1.213	1,248	\$97.64	ATVLG	13.8360	SINGLE FAMILY		\$48,150	No	/ /		2023 LAND TABLES	401	71																	
003-155-004-00	4516 RAILROAD ST	12/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,800	41.50	\$145,335	\$34,935	\$85,065	\$98,748	0.861	940	\$90.49	ATVLG	21.3321	SINGLE FAMILY		\$34,935	No	/ /		2023 LAND TABLES	401	65																	
003-161-008-00	4465 HART ST	08/09/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,400	49.57	\$219,126	\$69,550	\$70,450	\$133,789	0.527	1,100	\$64.05	ATVLG	54.8182	SINGLE FAMILY		\$69,550	No	/ /		2023 LAND TABLES	401	65																	
<b>Totals:</b>			<b>\$1,035,000</b>			<b>\$1,035,000</b>	<b>\$425,800</b>		<b>\$1,096,916</b>		<b>\$764,762</b>	<b>\$739,426</b>			<b>\$94.11</b>		<b>4.0493</b>																										
								<b>41.14</b>					<b>1.034</b>				<b>0.405426774</b>																										
								<b>10.95</b>					<b>1.075</b>				<b>27.0798</b>	<b>Coefficient of Var=&gt;</b>																									

**2024 Attica Village ECF Use 1.034**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3			
003-003-005-00	BOWERS RD	09/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$91,700	30.57	\$184,393	\$292,287	\$176,680	0.0	0.0	52.00	52.00	#DIV/0!	\$5,621	\$0.13	0.00	101														
003-003-014-00	4677 IMLAY CITY RD	10/19/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$339,500	33.95	\$899,388	\$702,336	\$601,724	0.0	0.0	133.66	38.19	#DIV/0!	\$5,255	\$0.12	0.00	101														
003-003-014-20	LAKE PLEASANT RD	03/08/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$0	0.00	\$382,419	\$520,000	\$375,250	0.0	0.0	77.88	77.88	#DIV/0!	\$6,677	\$0.15	0.00	101	3341/53													
003-006-052-00	710 EVANS RD	05/06/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$134,300	31.98	\$268,656	\$279,176	\$127,832	0.0	0.0	46.49	46.49	#DIV/0!	\$6,005	\$0.14	0.00	101														
003-030-029-00	WEST RD	08/30/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$174,200	24.03	\$334,828	\$725,000	\$334,828	0.0	0.0	111.71	111.71	#DIV/0!	\$6,490	\$0.15	0.00	101														
003-030-030-00	FIVE LAKES RD	07/22/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$46,600	16.64	\$93,163	\$280,000	\$93,163	0.0	0.0	40.00	40.00	#DIV/0!	\$7,000	\$0.16	0.00	101														
003-030-031-00	WEST RD	12/16/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$192,100	33.12	\$384,184	\$580,000	\$384,184	0.0	0.0	120.00	80.00	#DIV/0!	\$4,833	\$0.11	0.00	101		003-030-032-00												
003-030-032-00	WEST RD	12/16/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$192,100	33.12	\$384,184	\$580,000	\$384,184	0.0	0.0	120.00	40.00	#DIV/0!	\$4,833	\$0.11	0.00	101		003-030-031-00												
003-030-032-00	WEST RD	05/24/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$238,700	41.16	\$477,347	\$580,000	\$477,347	0.0	0.0	160.00	40.00	#DIV/0!	\$3,625	\$0.08	0.00	101	3296/458	003-030-031-00, 003-030-030-00												
003-035-009-00	2650 WALKER RD	09/09/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$187,000	37.40	\$388,548	\$500,000	\$388,548	0.0	0.0	92.00	92.00	#DIV/0!	\$5,435	\$0.12	0.00	101	3239/140													
<b>Totals:</b>			<b>\$5,485,000</b>			<b>\$5,485,000</b>	<b>\$1,596,200</b>		<b>\$3,797,110</b>	<b>\$5,038,799</b>	<b>\$3,343,740</b>	<b>0.0</b>		<b>953.74</b>	<b>618.28</b>																			
							<b>Sale. Ratio =&gt;</b>	<b>29.10</b>			<b>Average</b>			<b>Average</b>																				
							<b>Std. Dev. =&gt;</b>	<b>12.02</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>5,283.19</b>			<b>Average</b>																

**2024 Ag Land Value Calculatons**  
**Use \$5,280 per acre**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
002-012-015-00	3070 SLATTERY RD	06/22/21	\$655,000	MLC	03-ARM'S LENGTH	\$655,000	\$217,300	33.18	\$641,755	\$395,990	\$259,010	\$261,452	0.991	1,620	\$159.88	101	7.1520	DEFAULT		\$395,990	No	//		AGRICULTURE	101	70			
002-022-032-50	4662 LUM RD	07/02/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$194,000	65.32	\$356,314	\$88,712	\$208,288	\$284,683	0.732	1,428	\$145.86	101	18.7490	DEFAULT		\$88,712	No	//		AGRICULTURE	101	45			
003-006-052-00	710 EVANS RD	05/06/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$134,300	31.98	\$391,205	\$229,216	\$190,784	\$174,934	1.091	2,090	\$91.28	101	17.1466	DEFAULT		\$229,216	Yes	11/12/23		AGRICULTURE	101	50			
003-035-009-00	2650 WALKER RD	09/09/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$187,000	37.40	\$546,721	\$451,565	\$48,435	\$102,760	0.471	1,350	\$35.88	101	44.7799	DEFAULT		\$451,565	No	//		AGRICULTURE	101	45			
004-036-002-00	5724 PECK	07/13/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,300	48.52	\$299,495	\$160,338	\$89,662	\$150,278	0.597	1,084	\$82.71	101	32.2496	DEFAULT		\$160,338	No	//		AGRICULTURE	101	60			
005-012-005-00	8636 BROOKS RD	06/24/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$56,200	21.62	\$246,676	\$45,198	\$214,702	\$217,579	0.987	2,470	\$86.92	101	6.7639	DEFAULT		\$45,198	No	//		AGRICULTURE	101	60			
005-029-024-00	4575 VAN DYKE	10/13/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$142,500	26.15	\$470,075	\$209,721	\$335,279	\$281,160	1.192	1,591	\$210.73	101	27.3346	DEFAULT		\$209,721	No	//		AGRICULTURE	101	75			
006-003-001-00	1920 CASTLE	03/03/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$189,400	39.05	\$501,634	\$282,074	\$202,926	\$237,106	0.856	2,432	\$83.44	101	6.3293	DEFAULT		\$282,074	Yes	11/16/23		AGRICULTURE	101	50			
007-003-018-00	4606 SUTTON RD	03/28/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$151,100	38.74	\$351,493	\$111,818	\$278,182	\$258,828	1.075	2,117	\$131.40	101	15.5635	DEFAULT		\$111,818	Yes	09/27/23		AGRICULTURE	101	65			
007-004-025-00	3300 HAVENS RD	04/20/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$244,600	19.57	\$864,301	\$226,200	\$1,023,800	\$689,094	1.486	3,964	\$258.27	101	56.6580	DEFAULT		\$226,200	Yes	10/27/23		AGRICULTURE	101	75			
007-010-003-00	4830 HOLLOW CORNERS RD	11/19/21	\$552,500	WD	03-ARM'S LENGTH	\$552,500	\$200,200	36.24	\$510,507	\$141,259	\$411,241	\$398,756	1.031	2,393	\$171.85	101	11.2171	DEFAULT		\$141,259	No	//		AGRICULTURE	101	60			
007-015-045-00	4765 CRAWFORD RD	08/06/21	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$116,900	58.45	\$266,698	\$129,613	\$70,387	\$148,040	0.475	1,736	\$40.55	101	44.3680	DEFAULT		\$129,613	Yes	09/27/23		AGRICULTURE	101	55			
007-016-006-00	4100 DRYDEN RD	06/17/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$169,000	48.29	\$328,333	\$112,967	\$237,033	\$232,577	1.019	2,112	\$112.23	101	10.0022	DEFAULT		\$112,967	No	//		AGRICULTURE	101	60			
007-029-013-50	3730 ROCK VALLEY RD	05/07/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$856,600	77.87	\$1,353,515	\$130,662	\$969,338	\$1,320,576	0.734	5,501	\$176.21	101	18.5112	DEFAULT		\$130,662	No	//		AGRICULTURE	101	70			
008-021-027-00	1910 HADLEY RD	09/30/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$194,100	42.20	\$504,042	\$239,954	\$220,046	\$285,192	0.772	1,612	\$136.50	101	14.7568	DEFAULT		\$239,954	No	//		AGRICULTURE	101	65			
008-034-003-00	4146 MITCHELL RD	08/31/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$193,400	36.84	\$498,221	\$393,328	\$131,672	\$113,275	1.162	1,638	\$80.39	101	24.3267	DEFAULT		\$393,328	Yes	10/31/23		AGRICULTURE	101	50			
009-015-006-00	2881 BROWN CITY RD	10/18/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$101,900	24.85	\$330,076	\$73,931	\$336,069	\$276,614	1.215	1,872	\$179.52	101	29.5797	DEFAULT		\$73,931	Yes	11/15/23		AGRICULTURE	101	65			
009-015-006-00	2881 BROWN CITY RD	11/29/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$71,200	25.43	\$330,076	\$73,931	\$206,069	\$276,614	0.745	1,872	\$110.08	101	17.4171	DEFAULT		\$73,931	Yes	11/15/23		AGRICULTURE	101	65			
009-029-049-10	1554 N VAN DYKE RD	06/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,600	36.53	\$256,589	\$105,048	\$194,952	\$163,651	1.191	1,818	\$107.23	101	27.2126	DEFAULT		\$105,048	Yes	11/09/23		AGRICULTURE	101	75			
010-031-003-00	5875 FOX LAKE RD	05/24/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$172,200	25.14	\$545,877	\$181,366	\$503,634	\$393,640	1.279	1,494	\$337.10	101	36.0288	DEFAULT		\$181,366	Yes	10/29/23		AGRICULTURE	101	85			
011-001-010-10	5559 CADE RD	10/03/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$344,800	45.97	\$807,827	\$258,128	\$491,872	\$593,627	0.829	4,232	\$116.23	101	9.0552	DEFAULT		\$258,128	Yes	10/30/23		AGRICULTURE	101	70			
011-010-004-05	655 N DORAN RD	02/09/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$79,500	33.54	\$187,191	\$23,639	\$213,361	\$176,622	1.208	1,572	\$135.73	101	28.8870	DEFAULT		\$23,639	Yes	10/30/23		AGRICULTURE	101	75			
011-024-011-00	8660 IMLAY CITY RD	07/16/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$185,900	43.74	\$478,653	\$375,721	\$49,279	\$111,158	0.443	930	\$52.99	101	47.5814	DEFAULT		\$375,721	No	//		AGRICULTURE	101	50			
011-024-018-10	4103 CADE RD	09/23/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$203,000	47.21	\$515,747	\$233,324	\$196,676	\$304,992	0.645	1,628	\$120.81	101	27.4284	DEFAULT		\$233,324	Yes	11/15/23		AGRICULTURE	101	70			
015-014-003-00	2208 E DRYDEN RD	10/14/21	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$573,700	49.89	\$1,287,986	\$183,454	\$966,546	\$1,192,799	0.810	6,448	\$149.90	101	10.8822	DEFAULT		\$183,454	No	//		AGRICULTURE	101	50			
015-026-006-00	2110 E BROCKER RD	06/07/21	\$1,135,000	WD	03-ARM'S LENGTH	\$1,135,000	\$280,600	24.72	\$861,041	\$285,128	\$849,872	\$621,936	1.366	1,720	\$494.11	101	44.7355	DEFAULT		\$285,128	No	//		AGRICULTURE	101	70			
016-016-012-00	5790 JEFFERSON RD	03/18/22	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$186,800	26.72	\$477,805	\$150,864	\$548,136	\$353,068	1.552	2,106	\$260.27	101	63.3355	DEFAULT		\$140,936	Yes	10/09/23		AGRICULTURE	101	65			
016-027-004-00	4876 HASSLICK RD	10/11/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$131,900	37.15	\$403,014	\$202,696	\$152,304	\$216,326	0.704	1,585	\$96.09	101	21.5091	DEFAULT		\$202,696	No	//		AGRICULTURE	101	65			
016-031-044-00	4007 JONES RD	06/02/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$159,000	34.57	\$380,387	\$120,588	\$339,412	\$280,560	1.210	1,600	\$212.13	101	29.0625	DEFAULT		\$120,588	Yes	11/15/23		AGRICULTURE	101	76			
017-009-026-00	3330 GERMAN RD	04/21/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$294,900	42.13	\$869,344	\$408,122	\$291,878	\$498,080	0.586	2,918	\$100.03	101	33.3133	DEFAULT		\$408,122	Yes	11/03/23		AGRICULTURE	101	84			
017-009-026-00	3330 GERMAN RD	08/24/22	\$737,500	WD	03-ARM'S LENGTH	\$737,500	\$350,900	47.58	\$869,344	\$408,122	\$329,378	\$498,080	0.661	2,918	\$112.88	101	25.7844	DEFAULT		\$408,122	Yes	11/03/23		AGRICULTURE	101	84			
018-008-003-00	9221 N LAPEER	01/24/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,900	54.16	\$230,034	\$164,174	\$25,826	\$71,123	0.363	1,248	\$20.69	101	55.6022	DEFAULT		\$164,174	No	//		AGRICULTURE	101	45			
018-022-011-10	8359 MOWATT	01/13/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,400	42.98	\$342,091	\$158,739	\$256,261	\$183,352	0.852	1,512	\$103.35	101	6.6893	DEFAULT		\$158,739	No	//		AGRICULTURE	101	65			
<b>Totals:</b>			<b>\$17,497,900</b>			<b>\$17,497,900</b>	<b>\$6,852,100</b>		<b>\$17,304,067</b>	<b>\$10,742,310</b>	<b>\$11,368,535</b>				<b>\$142.83</b>		<b>2.5777</b>												
				<b>Sale. Ratio =&gt;</b>	<b>39.16</b>					<b>E.C.F. =&gt;</b>	<b>0.945</b>					<b>Std. Deviation=&gt;</b>	<b>0.310609</b>					<b>Ave. Variance=&gt;</b>	<b>26.3640</b>					<b>Coefficient of Var=&gt;</b>	<b>28.68338432</b>
				<b>Std. Dev. =&gt;</b>	<b>12.84</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.919</b>																		

**2024 Agg land ECF Calculations. Used sales from other Townships  
Not enough sales in Attica to generate accurate numbers.  
Use ECF 0.945**

004-030-008-00	PECK RD	06/30/22	\$1,049,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$1,049,000	\$589,800	56.22	\$1,321,435	\$1,306,261	(\$257,261)	\$15,174	(16.954)	0	#DIV/0!	101	1695.4066			\$1,306,261	Yes	10/10/23	004-031-001-00, 004-029-011-00, 004-031-004-00, 004-031-002-00, 004-032-009-00	AGRICULTURE	102	0
005-014-008-00	BROWN CITY RD V/L	12/06/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$168,600	71.14	\$428,609	\$408,096	(\$171,096)	\$22,152	(7.724)	0	#DIV/0!	101	772.3634			\$408,096	No	//		AGRICULTURE	101	0
005-021-008-00	5208 N VAN DYKE	08/31/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$168,600	56.20	\$387,107	\$386,360	(\$86,360)	\$807	(107.054)	0	#DIV/0!	101	10705.4029			\$386,360	Yes	09/26/23		AGRICULTURE	101	0
005-022-014-00	7921 DEANVILLE	02/11/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,600	45.15	\$771,458	\$728,400	(\$328,400)	\$46,499	(7.063)	1,980	(\$165.86)	101	706.2529	1 1/2 STORY		\$728,400	No	//		AGRICULTURE	101	22
009-006-003-00	6318 CLEAR LK RD	09/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,300	49.15	\$295,526	\$202,388	(\$2,388)	\$100,581	(0.024)	1,904	(\$1.25)	101	2.3742	DEFAULT		\$200,122	No	//		AGRICULTURE	101	47
011-033-008-00	VAN DYKE RD V/L	04/26/21	\$0	WD	03-ARM'S LENGTH	\$0	\$165,400	#DIV/0!	\$585,672	\$347,402	(\$347,402)	\$257,311	(1.350)	0	#DIV/0!	101	135.0125			\$347,402	Yes	10/30/23		AGRICULTURE	102	0
015-020-010-10	S LAPEER RD	12/21/21	\$757,950	WD	03-ARM'S LENGTH	\$757,950	\$194,700	25.69	\$539,284	\$539,284	\$218,666	\$0	#DIV/0!	0	#DIV/0!	101	#DIV/0!	VACANT LAND SALE		\$539,284	No	//		AGRICULTURE	102	0
017-024-001-00	MILLVILLE RD	04/30/21	\$78,900	WD	03-ARM'S LENGTH	\$78,900	\$78,800	99.87	\$238,516	\$236,116	(\$157,216)	\$3,000	(52.405)	0	#DIV/0!	101	5981.0053			\$236,116	No	//		AGRICULTURE	102	0
018-016-017-31	SQUAW LAKE	11/04/22	\$48,500	WD	03-ARM'S LENGTH	\$48,500	\$																			

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character	
003-029-023-00	2175 MILLER RD	08/19/22	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$117,400	39.93	\$302,669	\$36,541	\$257,459	\$254,424	1.012	1,772	\$145.29	METMR	25.4455	SINGLE FAMILY	\$36,541													
003-029-032-00	3596 WEST RD.	07/09/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$99,200	28.75	\$280,491	\$39,255	\$305,745	\$228,164	1.340	1,596	\$191.57	METMR	7.3643	SINGLE FAMILY	\$39,255													
003-029-046-00	2260 S LAKE GEORGE RD	07/12/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$128,000	40.63	\$272,668	\$85,218	\$229,782	\$196,695	1.168	1,320	\$174.08	METMR	9.8165	SINGLE FAMILY	\$85,218													
003-029-046-20	2260 S LAKE GEORGE RD	07/12/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$128,000	40.63	\$272,668	\$85,218	\$229,782	\$196,695	1.168	1,320	\$174.08	METMR	9.8165	SINGLE FAMILY	\$85,218													
003-029-051-00	3925 HUNTERS CREEK RD	08/09/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$116,600	33.80	\$295,667	\$38,800	\$306,200	\$239,868	1.277	1,568	\$195.28	METMR	1.0155	SINGLE FAMILY	\$38,800													
003-032-003-00	2596 N LAKE GEORGE RD	10/08/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$115,400	32.51	\$335,437	\$41,496	\$313,504	\$277,760	1.129	1,740	\$180.17	METMR	13.7694	SINGLE FAMILY	\$41,496													
003-032-041-00	2796 MILLER RD	02/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,400	33.36	\$227,989	\$36,887	\$213,113	\$177,398	1.201	1,400	\$152.22	METMR	6.5052	SINGLE FAMILY	\$26,700													
003-033-014-00	2611 N LAKE GEORGE RD	09/14/21	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$118,700	23.88	\$319,192	\$83,800	\$413,200	\$225,040	1.836	2,246	\$183.97	METMR	56.9735	SINGLE FAMILY	\$83,800													
<b>Totals:</b>			<b>\$2,716,000</b>			<b>\$2,716,000</b>	<b>\$906,700</b>		<b>\$2,306,781</b>	<b>\$2,268,785</b>	<b>\$1,796,042</b>			<b>\$174.58</b>		<b>0.3169</b>																
								<b>Sale. Ratio =&gt;</b>	<b>33.38</b>									<b>E.C.F. =&gt;</b>	<b>1.263</b>													
								<b>Std. Dev. =&gt;</b>	<b>6.04</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.266</b>													
																		<b>Std. Deviation=&gt;</b>	<b>0.24995299</b>													
																		<b>Ave. Variance=&gt;</b>	<b>16.3383</b>	<b>Coefficient of Var=&gt;</b>	<b>12.90155724</b>											

**Use ECF 1.263 for Metamora/Carriage Hills neighborhood**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character						
003-029-023-00	2175 MILLER RD	08/19/22	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$117,400	39.93	\$302,669	\$27,872	\$36,541	0.0	0.0	3.49	3.49	#DIV/0!	\$7,986	\$0.18	0.00	METMR	3312/854		2023 LAND TABLES	0	0	NOT INSPECTED		401																					
003-029-032-00	3596 WEST RD.	07/09/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$99,200	28.75	\$280,491	\$103,764	\$39,255	0.0	0.0	5.03	5.03	#DIV/0!	\$20,629	\$0.47	0.00	METMR	3224/565		2023 LAND TABLES	0	0	NOT INSPECTED		401																					
003-029-046-00	2260 S LAKE GEORGE RD	07/12/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$128,000	40.63	\$272,668	\$127,550	\$85,218	0.0	0.0	10.89	8.39	#DIV/0!	\$11,713	\$0.27	0.00	METMR		003-029-046-20	2022 LAND VALUES	0	0	NOT INSPECTED		401																					
003-032-003-00	2596 N LAKE GEORGE RD	10/08/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$115,400	32.51	\$335,437	\$61,059	\$41,496	0.0	0.0	5.00	5.00	#DIV/0!	\$12,212	\$0.28	0.00	METMR	3257/276		2023 LAND TABLES	0	0	NOT INSPECTED		401																					
003-032-041-00	2796 MILLER RD	02/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,400	33.36	\$227,989	\$48,711	\$26,700	0.0	0.0	2.00	2.00	#DIV/0!	\$24,356	\$0.56	0.00	METMR	3338/135		2023 LAND TABLES	0	0	NOT INSPECTED		401																					
003-033-014-00	2611 N LAKE GEORGE RD	09/14/21	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$118,700	23.88	\$319,192	\$261,608	\$83,800	0.0	0.0	10.00	10.00	#DIV/0!	\$26,161	\$0.60	0.00	METMR	3237/840		2023 LAND TABLES	0	0	8/8/2014		401																					
003-215-033-00	4127 CARRIAGE HILL DRIVE	06/22/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$6,400	8.77	\$53,774	\$73,000	\$53,774	0.0	0.0	3.22	3.22	#DIV/0!	\$22,671	\$0.52	0.00	CRGHL			2023 LAND TABLES	0	0	NOT INSPECTED	VACANT LAND	402																					
003-215-040-00	2268 EQUESTRIAN TRAIL	08/18/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$38,200	109.14	\$88,810	\$35,000	\$88,810	166.0	334.0	1.27	1.27	\$211	\$27,494	\$0.63	166.00	CRGHL	3312/780		2023 LAND TABLES	0	0	NOT INSPECTED	VACANT LAND	402	ATTICA VILLAGE																				
003-215-042-00	2280 EQUESTRIAN TRAIL	01/27/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$47,400	148.13	\$110,210	\$32,000	\$110,210	206.0	320.0	1.51	1.51	\$155	\$21,150	\$0.49	206.00	CRGHL	3336/387		2023 LAND TABLES	0	0	NOT INSPECTED	VACANT LAND	402	ATTICA VILLAGE																				
003-215-047-00	2253 EQUESTRIAN TRAIL	02/18/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$20,800	26.84	\$54,275	\$77,500	\$54,275	0.0	0.0	3.25	3.25	#DIV/0!	\$23,846	\$0.55	0.00	CRGHL			2023 LAND TABLES	0	0	NOT INSPECTED	VACANT LAND	402																					
<b>Totals:</b>			<b>\$2,273,500</b>			<b>\$2,273,500</b>	<b>\$774,900</b>		<b>\$2,045,515</b>	<b>\$848,064</b>	<b>\$620,079</b>	<b>372.0</b>		<b>45.67</b>	<b>43.17</b>																																		
							<b>Sale. Ratio =&gt;</b>	<b>34.08</b>			<b>Average</b>			<b>Average</b>																																			
							<b>Std. Dev. =&gt;</b>	<b>43.79</b>			<b>per FF=&gt;</b>	<b>\$2,280</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>18,571.02</b>																																	

**2024 Land Values Metamora/Carriage Hills neighborhood. Use \$18,500.00**

