

Parcel Number AG ECF	Street Address	County	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.
2109-28-3101-01	10603 S 41 RD	Wexford	07/21/22	\$189,900	WD	\$189,900	\$98,100	51.66	\$191,513	\$185,931	\$3,969	\$5,378	0.738
015-006-001-00	5759 N 7 MILE	Missaukee	08/18/23	\$375,000	LC	\$375,000	\$181,700	48.45	\$380,634	\$297,510	\$77,490	\$87,605	0.885
02-522-030-00	2425 N KINGS HWY	Lake	02/09/24	\$155,000	PTA	\$155,000	\$53,300	34.39	\$161,097	\$115,930	\$39,070	\$48,096	0.812
08-021-005-00	8256 E OLD M-63	Lake	10/28/22	\$183,600	WD	\$183,600	\$37,700	20.53	\$118,760	\$104,550	\$79,050	\$18,102	4.367
01 016 001 60	01 016 003 02	Osceola	06/24/22	\$673,000		\$673,000				\$168,385	\$504,615	\$342,881	1.472
07 016 012 20	47935 REMINGTON CT	Osceola	12/28/23	\$170,000		\$170,000	\$76,300	44.88	\$60,841	\$90,338	\$79,662	\$52,849	1.507
07 008 003 05	16254 230TH AVE	Osceola	04/06/22	\$273,000		\$273,000	\$96,900	35.49	\$138,475	\$96,196	\$176,804	\$128,079	1.380
10 002 020 20	17181 10TH AVE	Osceola	07/18/23	\$145,000		\$145,000	\$49,300	34.00	\$70,079	\$42,086	\$102,914	\$70,079	1.469
04 020 004 01	04 020 005 00	Osceola	09/16/22	\$1,400,000		\$1,400,000				\$1,028,886	\$371,114	\$261,985	1.417
10 010 009 00	16067 20TH AVE	Osceola	11/07/22	\$320,000		\$320,000	\$106,000	33.13	\$225,625	\$86,300	\$233,700	\$219,625	1.064
Totals:				\$189,900		\$3,884,500	\$699,300	18.00	\$1,357,024		\$1,668,388	\$1,234,678	
							Sale. Ratio =>	18.00				E.C.F. =>	1.351
							Std. Dev. =>	10.05				Ave. E.C.F. =>	1.511

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Platted ECF												
02-300-006-50	195 E 11 MILE RD	01/23/23	\$94,000	WD	\$94,000	\$25,700	27.34	\$79,235	\$4,256	\$89,744	\$86,183	1.041
02-300-027-01	463 E 11 MILE RD	03/30/23	\$125,000	WD	\$125,000	\$19,400	15.52	\$62,634	\$23,553	\$101,447	\$44,921	2.258
02-580-009-00	4764 E 3 1/2 MILE RD	12/06/22	\$370,000	WD	\$370,000	\$83,500	22.57	\$201,249	\$49,159	\$320,841	\$166,625	1.926
02-580-009-01	4794 E 3 1/2 MILE RD	07/26/24	\$375,000	PTA	\$375,000	\$122,800	32.75	\$240,744	\$97,405	\$277,595	\$154,128	1.801
02-603-003-00	3474 N "B" AVE	10/14/22	\$139,900	WD	\$139,900	\$35,800	25.59	\$122,515	\$3,860	\$136,040	\$136,385	0.997
02-603-003-00	3474 N "B" AVE	04/24/23	\$154,500	WD	\$154,500	\$49,900	32.30	\$98,091	\$3,195	\$151,305	\$109,076	1.387
02-700-011-00	5286 N TWIN CREEK	05/17/22	\$30,000	WD	\$30,000	\$8,600	28.67	\$25,975	\$4,784	\$25,216	\$24,357	1.035
02-700-011-00	5286 N TWIN CREEK	07/31/23	\$50,000	WD	\$50,000	\$11,400	22.80	\$24,871	\$3,680	\$46,320	\$24,357	1.902
02-702-026-00	5365 N MAY RD (SN)	06/16/23	\$33,000	WD	\$33,000	\$13,300	40.30	\$28,022	\$4,446	\$28,554	\$27,099	1.054
02-702-035-00	5191 N MAY RD	06/15/23	\$75,000	WD	\$75,000	\$24,000	32.00	\$51,025	\$4,151	\$70,849	\$53,878	1.315
02-702-044-00	1144 E OLD M-63	06/06/22	\$65,000	WD	\$65,000	\$14,600	22.46	\$42,984	\$4,237	\$60,763	\$44,537	1.364
02-702-059-50	5204 N MAY RD	07/14/23	\$120,000	WD	\$120,000	\$36,200	30.17	\$77,540	\$3,654	\$116,346	\$84,926	1.370
08-300-003-01	9726 E 4 1/2 MILE	01/29/24	\$259,900	WD	\$259,900	\$98,000	37.71	\$230,534	\$44,811	\$215,089	\$146,469	1.468
08-350-004-00	10072 E SHAREL	12/21/22	\$239,900	WD	\$239,900	\$71,600	29.85	\$225,680	\$38,160	\$201,740	\$157,978	1.277
08-350-004-00	10072 E SHAREL	09/07/23	\$235,000	WD	\$235,000	\$97,800	41.62	\$234,456	\$39,600	\$195,400	\$153,672	1.272
08-400-030-00	5433 N SKOOKUM	11/14/23	\$200,000	WD	\$200,000	\$81,700	40.85	\$189,629	\$37,572	\$162,428	\$119,919	1.354
43-103-005-00	603 RIVER	10/15/24	\$177,500	WD	\$177,500	\$76,700	43.21	\$148,909	\$4,879	\$172,621	\$154,871	1.115
43-205-005-00	702 ASH	12/08/23	\$165,000	WD	\$165,000	\$45,200	27.39	\$100,500	\$7,600	\$157,400	\$99,892	1.576
43-211-002-00	711 PINE	10/04/24	\$115,000	WD	\$115,000	\$26,800	23.30	\$52,750	\$6,173	\$108,827	\$49,656	2.192
44-211-001-00	201 BIRCH	03/07/23	\$135,000	WD	\$135,000	\$40,600	30.07	\$129,604	\$2,505	\$132,495	\$100,236	1.322

Totals:	\$3,158,700	\$3,158,700	\$983,600		\$2,366,947		\$2,771,020	\$1,939,165				
	Sale. Ratio =>		31.14						E.C.F. =>		1.429	
	Std. Dev. =>		7.47						Ave. E.C.F. =>		1.451	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Trailer ECF												
02-001-003-40	11930 N STATE RD	01/16/23	\$159,000	WD	\$159,000	\$24,800	15.60	\$96,086	\$32,883	\$126,117	\$72,899	1.730
02-001-011-50	5126 E STATE RD	09/26/22	\$35,000	WD	\$35,000	\$7,700	22.00	\$27,351	\$2,288	\$32,712	\$28,908	1.132
02-008-002-60	10341 N NELSON RD	08/12/22	\$119,900	WD	\$119,900	\$24,500	20.43	\$81,346	\$35,330	\$84,570	\$53,075	1.593
02-511-008-25	4914 N KINGS HWY	10/07/22	\$90,000	WD	\$90,000	\$23,600	26.22	\$75,383	\$8,902	\$81,098	\$76,679	1.058
02-514-039-00	4060 E PELLAND DR	06/01/23	\$40,000	LC	\$40,000	\$13,100	32.75	\$28,057	\$1,960	\$38,040	\$30,100	1.264
02-514-046-00	3016 N KINGS HWY	04/30/24	\$45,000	WD	\$45,000	\$10,400	23.11	\$20,566	\$1,160	\$43,840	\$20,689	2.119
02-527-019-15	1248 N KINGS HWY	10/27/22	\$80,000	WD	\$80,000	\$30,800	38.50	\$62,757	\$47,063	\$32,937	\$18,291	1.801
08-003-010-30	5485 N BROOK	03/06/24	\$230,000	WD	\$230,000	\$103,700	45.09	\$196,991	\$117,612	\$112,388	\$67,996	1.653
08-011-013-51	4395 N RAYMOND	08/01/22	\$262,000	WD	\$262,000	\$68,600	26.18	\$248,165	\$47,733	\$214,267	\$161,639	1.326
08-016-004-27	8188 E 3 MILE	08/03/23	\$128,000	WD	\$128,000	\$35,300	27.58	\$86,596	\$40,000	\$88,000	\$36,037	2.442
08-020-006-51	7017 E 3 MILE	05/01/23	\$99,500	WD	\$99,500	\$29,400	29.55	\$80,630	\$46,440	\$53,060	\$26,442	2.007
08-020-006-51	7017 E 3 MILE	05/01/23	\$99,500	WD	\$99,500	\$29,400	29.55	\$80,630	\$46,440	\$53,060	\$26,442	2.007
08-020-008-75	7228 E OLD M-63	09/12/22	\$99,900	WD	\$99,900	\$28,700	28.73	\$88,748	\$33,024	\$66,876	\$44,939	1.488
08-023-006-05	2864 N HAWKINS	05/26/22	\$110,000	WD	\$110,000	\$39,400	35.82	\$113,689	\$60,394	\$49,606	\$42,980	1.154
08-032-015-00	7365 E 1 MILE	02/03/23	\$56,300	WD	\$56,300	\$30,000	53.29	\$72,810	\$22,259	\$34,041	\$39,096	0.871
08-300-007-00	9914 E 4 1/2 MILE	02/13/23	\$49,000	WD	\$49,000	\$19,700	40.20	\$54,188	\$19,980	\$29,020	\$26,456	1.097
08-300-019-50	10300 E 4 1/2 MILE	12/09/22	\$163,900	WD	\$163,900	\$37,100	22.64	\$141,591	\$23,953	\$139,947	\$94,110	1.487
43-213-005-00		05/19/23	\$37,500	QC	\$37,500	\$14,900	39.73	\$32,041	\$4,639	\$32,861	\$31,606	1.040
43-407-004-00		10/26/23	\$75,000	PTA	\$75,000	\$27,900	37.20	\$58,217	\$27,175	\$47,825	\$35,804	1.336
Totals:			\$1,979,500		\$1,979,500	\$599,000		\$1,645,842		\$1,360,265	\$934,188	
						Sale. Ratio =>	30.26					
						Std. Dev. =>	9.44					
						E.C.F. =>	1.456					
						Ave. E.C.F. =>	1.505					

