

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
070-001-100-006-01	1769 E M-30	09/02/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,100	44.50	\$161,597	\$35,991	
070-001-202-001-11	1546 SARGENT	02/05/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$101,800	34.51	\$276,024	\$30,348	
070-003-201-001-00	768 SARGENT	10/06/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,500	41.43	\$168,625	\$20,574	
070-010-200-001-00	732 E INDIAN LAKE	05/07/21	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$40,500	36.82	\$127,073	\$62,302	
070-010-200-001-00	732 E INDIAN LAKE	09/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$127,440	\$52,002	
070-010-300-005-01	520 E M-30	06/14/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$37,000	49.33	\$73,251	\$18,648	
070-010-302-002-00	552 E M-30	10/28/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,900	42.92	\$62,678	\$28,783	
070-013-100-004-01	5777 BENSCH	07/23/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$19,700	46.90	\$39,711	\$15,000	
070-013-400-001-02	5679 BENSCH	02/15/21	\$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$70,000	\$34,000	48.57	\$69,486	\$52,500	
070-028-300-007-00	4746 N M-30	04/20/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,400	39.76	\$280,754	\$114,500	
070-080-000-030-00	1853 DEERHAVEN	09/15/23	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$30,700	24.96	\$83,121	\$17,580	
070-085-000-001-00	4086 FINKBINDER	07/19/21	\$51,500	WD	03-ARM'S LENGTH	\$51,500	\$22,200	43.11	\$35,471	\$14,093	
070-085-000-002-00	4070 N OLD M-30	08/15/22	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$21,100	29.31	\$47,359	\$15,250	
070-120-000-046-00	4755 MIDDLEPOINT	09/23/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,300	46.38	\$89,147	\$24,765	
070-130-000-044-00	1275 RAINBOW	08/18/23	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$24,400	44.36	\$48,299	\$14,300	
070-130-000-052-10	4156 NAVAJO	12/27/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$23,500	29.38	\$48,196	\$8,125	
070-220-000-001-00	382 W INDIAN LAKE RD	06/06/23	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$33,700	44.34	\$66,624	\$21,450	
070-240-000-001-10	1479 OAK	05/23/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$41,800	35.13	\$94,042	\$31,693	
070-241-000-032-00	1400 SIOUX	07/27/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$16,100	23.00	\$46,054	\$14,220	
<b>Totals:</b>			<b>\$2,193,500</b>			<b>\$2,193,500</b>	<b>\$849,800</b>		<b>\$1,944,952</b>		
								<b>Sale. Ratio =&gt;</b>	<b>38.74</b>		
								<b>Std. Dev. =&gt;</b>	<b>7.90</b>		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$144,009	\$208,995	0.689	1,632	\$88.24	6	2.0237	1 STY	\$25,925		SECTION LOTS & ACREAGE
\$264,652	\$408,779	0.647	2,490	\$106.29	6	6.1871	RANCH	\$25,725		SECTION LOTS & ACREAGE
\$154,426	\$246,341	0.627	1,643	\$93.99	6	8.2413	RANCH	\$17,500		SECTION LOTS & ACREAGE
\$47,698	\$107,772	0.443	776	\$61.47	6	26.6710	1 STY	\$61,800		SECTION LOTS & ACREAGE
\$97,998	\$127,429	0.769	776	\$126.29	6	5.9747	1 STY	\$51,500		SECTION LOTS & ACREAGE
\$56,352	\$90,854	0.620	1,184	\$47.59	6	8.9041	RANCH	\$18,648		SECTION LOTS & ACREAGE
\$36,217	\$56,398	0.642	0	#DIV/0!	6	6.7120		\$28,783		SECTION LOTS & ACREAGE
\$27,000	\$41,116	0.657	525	\$51.43	6	5.2621	RANCH	\$14,000		SECTION LOTS & ACREAGE
\$17,500	\$27,863	0.628	784	\$22.32	6	8.1225	RANCH	\$52,500	070-013-400-001-03	SECTION LOTS & ACREAGE
\$140,500	\$276,629	0.508	1,482	\$94.80	6	20.1392	RANCH	\$112,500		SECTION LOTS & ACREAGE
\$105,420	\$127,017	0.830	960	\$109.81	5	12.0673	1 STY	\$15,080		OFF WATER -TITTAWABASSEE
\$37,407	\$41,754	0.896	826	\$45.29	5	18.6600	1 STY	\$13,593		OFF WATER -TITTAWABASSEE
\$56,750	\$62,713	0.905	825	\$68.79	5	19.5625	1 STY	\$12,750		OFF WATER -TITTAWABASSEE
\$105,235	\$125,746	0.837	864	\$121.80	5	12.7593	RANCH	\$17,910		OFF WATER -TITTAWABASSEE
\$40,700	\$65,890	0.618	768	\$52.99	5	9.1592	1 STY	\$14,300	070-130-000-037-00	OFF WATER -TITTAWABASSEE
\$71,875	\$78,264	0.918	936	\$76.79	5	20.9078	1 STY	\$8,125		OFF WATER -TITTAWABASSEE
\$54,550	\$87,547	0.623	1,120	\$48.71	5A	8.6195	1 STY	\$21,450		OFF WATER -ELK/ INDIAN LAKE
\$87,307	\$120,831	0.723	816	\$106.99	5	1.3260	1 STY	\$24,700		OFF WATER -TITTAWABASSEE
\$55,780	\$62,176	0.897	720	\$77.47	5	18.7842	1 STY	\$10,875		OFF WATER -TITTAWABASSEE
<b>\$1,601,376</b>	<b>\$2,364,113</b>			<b>#DIV/0!</b>		<b>3.1924</b>				
	<b>E.C.F. =&gt;</b>	<b>0.677</b>		<b>Std. Deviation:</b>	<b>0.1388474</b>					
	<b>Ave. E.C.F. =&gt;</b>	<b>0.709</b>		<b>Ave. Variance:</b>	<b>11.5833</b>	<b>Coefficient of Var:</b>	<b>16.33084719</b>			

Used .677  
.592 in 2023

There were no AG sales in Clement Township  
Used the residential and off water sales for the ECF analysis