

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
170-631-300-001-10	120 COMMERCE	06/01/21	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$82,100	63.15	\$208,083	\$64,919	
010-032-200-009-11	5491 W LYLE	07/26/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$43,500	72.50	\$75,169	\$45,581	
170-050-016-007-00	127 E MAPLE	05/20/21	\$114,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$114,000	\$86,900	76.23	\$145,860	\$71,206	
050-003-203-001-02	1490 W M61	08/20/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$33,800	46.30	\$81,814	\$59,580	
050-003-300-002-20	1391 W M61	01/10/22	\$123,200	WD	03-ARM'S LENGTH	\$123,200	\$38,100	30.93	\$146,071	\$74,288	
030-070-000-125-00	1011 ESTEY	01/23/23	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$58,600	73.25	\$101,245	\$27,052	
130-015-404-002-00	993 SECORD DAM	02/15/23	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$37,400	34.00	\$123,832	\$71,981	
100-004-200-001-00	4950 W M61	05/31/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$133,300	38.09	\$441,018	\$86,331	
170-060-003-002-01	217 W CEDAR	02/16/22	\$99,700	WD	03-ARM'S LENGTH	\$99,700	\$42,400	42.53	\$116,713	\$22,004	
050-003-204-003-00	1288 W M61	02/24/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$37,900	33.69	\$120,061	\$74,227	
170-060-003-004-00	239 W CEDAR	06/16/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$55,900	43.00	\$142,554	\$27,858	
170-060-003-004-02	247 W CEDAR	01/25/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,700	43.36	\$148,713	\$20,046	
150-192-000-021-00	5801 S M30	04/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,300	38.94	\$163,519	\$36,530	
170-506-300-011-00	700 E CEDAR AVENUE	09/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,200	57.10	\$203,267	\$65,137	
<b>Totals:</b>			<b>\$1,882,400</b>			<b>\$1,882,400</b>	<b>\$887,100</b>		<b>\$2,217,919</b>		
								<b>Sale. Ratio =&gt;</b>	<b>47.13</b>		
								<b>Std. Dev. =&gt;</b>	<b>15.85</b>		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
\$65,081	\$216,915	0.300	1,672	\$38.92	2COM	9.8333	\$58,975		MEDIUM CITY	201
\$14,419	\$44,830	0.322	1,200	\$12.02	3COM	32.1635	\$25,937		RURAL COMMERCIAL	201
\$42,794	\$113,112	0.378	8,055	\$5.31	2COM	#REF!	\$70,402	170-170-005-008-00	MEDIUM CITY	201
\$13,420	\$33,688	0.398	2,880	\$4.66	2COM	9.2736	\$56,641		RURAL HWY	201
\$48,912	\$108,762	0.450	5,360	\$9.13	2COM	5.9764	\$69,340		RURAL HWY	201
\$52,948	\$112,414	0.471	1,888	\$28.04	2COM	47.1010	\$22,544		SMALL VILLAGE/LAKE COMM	201
\$38,019	\$78,562	0.484	3,200	\$11.88	3COM	#REF!	\$70,987		RURAL COMMERCIAL	201
\$263,669	\$537,405	0.491	40,104	\$6.57	3COM	0.0465	\$78,408		RURAL HWY	201
\$77,696	\$143,498	0.541	2,955	\$26.29	1COM	#REF!	\$22,004		URBAN CENTER	201
\$38,273	\$69,445	0.551	768	\$49.83	2COM	55.1123	\$74,227		RURAL HWY	201
\$102,142	\$173,782	0.588	7,800	\$13.10	1COM	#REF!	\$27,858		URBAN CENTER	201
\$119,954	\$194,950	0.615	3,875	\$30.96	2COM	#REF!	\$20,046		MEDIUM CITY	201
\$123,470	\$192,408	0.642	6,170	\$20.01	2COM	64.1711	\$34,759		RURAL HWY	201
\$134,863	\$209,288	0.644	5,616	\$24.01	1COM	#REF!	\$62,588		MEDIUM CITY	201
<b>\$1,135,660</b>	<b>\$2,229,059</b>			<b>\$20.05</b>		<b>1.8380</b>				
	<b>E.C.F. =&gt;</b>	<b>0.509</b>		<b>Std. Deviation=&gt;</b>	<b>0.11293275</b>					
	<b>Ave. E.C.F. =&gt;</b>	<b>0.491</b>		<b>Ave. Variance=&gt;</b>	<b>#REF! Coefficient of Var=&gt;</b>					

Used .509  
.592 in 2023

There were no commercial sales in Clement Township for the ECF analysis  
Looked at sales in Gladwin County