

Tittabawassee off water and Elk/Indian Lake off water

| 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 | |
| Totals: | | | \$2,193,500 | | | \$2,193,500 | \$849,800 | | \$1,944,952 | | |
| | | | | | | | | Sale. Ratio => | 38.74 | | |
| | | | | | | | | Std. Dev. => | 7.90 | | |

Tittabawassee off water and Elk/Indian Lake off water

| 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 |
| \$1,601,376 | \$2,364,113 | | | #DIV/0! | | 3.1924 | | | | |
| | E.C.F. => | 0.677 | | Std. Deviation: | 0.1388474 | | | | | |
| | Ave. E.C.F. => | 0.709 | | Ave. Variance: | 11.5833 | Coefficient of Var: | 16.33084719 | | | |

Used .677

.601 in 2023 for Residential

.516 in 2023 for Indian/Elk and Tittabawassee Off Water