

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
013-28-100-016	9637 BEARD	12/17/2020	WD	\$ 134,000	\$ 7,410	\$ 126,590	\$ 155,016	0.8166
013-01-400-005	9690 BEARDSLEE	5/5/2020	WD	\$ 232,000	\$ 47,000	\$ 185,000	\$ 226,078	0.8183
013-16-400-012	11801 S WOODBURY	12/3/2020	WD	\$ 180,000	\$ 19,504	\$ 160,496	\$ 194,145	0.8267
013-32-200-004-07	14320 S KYLE	12/23/2020	WD	\$ 345,000	\$ 29,823	\$ 315,177	\$ 378,354	0.8330
013-12-400-012	10959 S FENNER	4/29/2020	WD	\$ 360,000	\$ 45,189	\$ 314,811	\$ 374,271	0.8411
013-15-300-001	11635 PULVER	7/12/2021	WD	\$ 225,000	\$ 66,300	\$ 158,700	\$ 188,564	0.8416
013-04-400-015	9763 WOODBURY	10/30/2020	WD	\$ 314,100	\$ 31,810	\$ 282,290	\$ 335,112	0.8424
013-32-200-004-04	14331 S KYLE	4/30/2020	WD	\$ 387,500	\$ 33,894	\$ 353,606	\$ 418,569	0.8448
013-10-300-007-02	10750 S COLBY LAKE	9/28/2020	WD	\$ 192,000	\$ 24,250	\$ 167,750	\$ 196,461	0.8539
013-41-012-000	7551 W HIDDEN LAKES	9/25/2020	WD	\$ 419,000	\$ 75,317	\$ 343,683	\$ 391,312	0.8783
013-24-300-011	12847 SHAFTSBURG	6/25/2020	WD	\$ 179,900	\$ 15,200	\$ 164,700	\$ 186,296	0.8841
013-13-400-005	6250 W BATH	7/13/2021	WD	\$ 197,000	\$ 23,751	\$ 173,249	\$ 195,680	0.8854
013-10-100-012	8822 W LAKE POINTE	8/18/2021	WD	\$ 659,000	\$ 106,600	\$ 552,400	\$ 621,962	0.8882
013-04-200-006	9480 W WINEGAR	4/7/2020	WD	\$ 257,500	\$ 31,390	\$ 226,110	\$ 252,996	0.8937
013-15-100-011-01	11241 PULVER	1/14/2022	WD	\$ 320,000	\$ 29,920	\$ 290,080	\$ 317,678	0.9131
013-36-300-008	6750 LOVEJOY	7/16/2021	WD	\$ 220,000	\$ 46,160	\$ 173,840	\$ 190,212	0.9139
013-35-300-005	7750 LOVEJOY	11/4/2020	WD	\$ 400,000	\$ 58,750	\$ 341,250	\$ 372,387	0.9164
013-01-400-006	9654 BEARDSLEE	1/22/2021	WD	\$ 342,000	\$ 47,000	\$ 295,000	\$ 320,533	0.9203
013-22-100-007-07	12345 EDGEWOOD OAKS	6/15/2020	WD	\$ 775,000	\$ 100,962	\$ 674,038	\$ 732,029	0.9208
013-33-400-009	14961 DUNN	10/14/2020	WD	\$ 214,000	\$ 20,596	\$ 193,404	\$ 208,541	0.9274
013-22-300-016	8720 BEARD	10/1/2020	WD	\$ 245,000	\$ 25,300	\$ 219,700	\$ 233,333	0.9416
013-26-100-004	13159 WARNER	2/8/2021	WD	\$ 120,000	\$ 10,450	\$ 109,550	\$ 116,322	0.9418
013-32-400-001-13	10144 RED BUD	6/24/2021	WD	\$ 259,000	\$ 48,550	\$ 210,450	\$ 220,160	0.9559
013-33-400-013	9205 WARNER	9/14/2020	WD	\$ 382,500	\$ 53,701	\$ 328,799	\$ 340,162	0.9666
013-21-400-006	9008 BEARD	10/1/2021	WD	\$ 185,000	\$ 19,000	\$ 166,000	\$ 171,050	0.9705
013-26-100-005	13165 WARNER	11/13/2020	WD	\$ 127,200	\$ 10,340	\$ 116,860	\$ 120,262	0.9717
013-01-300-002	9819 SHAFTSBURG	5/11/2020	WD	\$ 239,900	\$ 47,000	\$ 192,900	\$ 197,517	0.9766
013-04-400-008	9601 WOODBURY	10/22/2020	WD	\$ 188,000	\$ 23,772	\$ 164,228	\$ 167,855	0.9784
013-13-200-003	6069 BRITTON	12/20/2021	WD	\$ 375,000	\$ 48,306	\$ 326,694	\$ 332,105	0.9837
013-58-015-000	7220 WHITE PINE	11/6/2020	WD	\$ 280,000	\$ 19,000	\$ 261,000	\$ 265,298	0.9838
013-24-400-007-07	6415 RED FOX	9/11/2020	WD	\$ 451,000	\$ 63,798	\$ 387,202	\$ 392,694	0.9860
013-15-100-011-01	11241 PULVER	3/14/2022	WD	\$ 345,000	\$ 29,920	\$ 315,080	\$ 317,678	0.9918
013-24-100-013	6717 LANSING	5/17/2021	WD	\$ 163,000	\$ 14,440	\$ 148,560	\$ 149,738	0.9921

013-70-002-001	6766 BEARD	6/16/2020	WD	\$	120,000	\$	4,800	\$	115,200	\$	116,021	0.9929
013-23-400-009	7405 W LANSING	3/8/2021	WD	\$	135,000	\$	22,150	\$	112,850	\$	113,558	0.9938
013-17-400-002-02	10286 W BATH	1/7/2022	WD	\$	425,000	\$	52,222	\$	372,778	\$	372,911	0.9996
013-70-007-001-01	13050 SHAFTSBURG	9/28/2020	WD	\$	120,000	\$	5,940	\$	114,060	\$	112,146	1.0171
013-01-300-009	9586 FENNER	5/25/2021	WD	\$	294,000	\$	19,882	\$	274,118	\$	267,223	1.0258
013-28-100-002	9978 W STOLL	7/8/2020	WD	\$	177,000	\$	19,000	\$	158,000	\$	153,355	1.0303
013-16-200-004-03	11326 S PULVER	3/5/2021	WD	\$	280,000	\$	62,480	\$	217,520	\$	209,847	1.0366
013-70-008-005	13121 SHAFTSBURG	5/2/2020	WD	\$	169,900	\$	19,420	\$	150,480	\$	144,774	1.0394
013-28-100-028	9555 W BEARD	7/14/2020	WD	\$	174,900	\$	7,790	\$	167,110	\$	160,580	1.0407
013-12-300-009-01	6550 W BRITTON	11/30/2021	WD	\$	248,000	\$	22,024	\$	225,976	\$	213,048	1.0607
013-28-200-013-01	9043 E LANSING	3/8/2021	WD	\$	335,187	\$	23,620	\$	311,567	\$	293,677	1.0609
013-33-200-012-01	9037 W BRADEN	1/14/2022	WD	\$	259,500	\$	40,588	\$	218,912	\$	205,378	1.0659
013-28-100-027	9561 BEARD	12/30/2021	WD	\$	89,000	\$	7,790	\$	81,210	\$	76,034	1.0681
013-10-300-007-03	10868 S COLBY LAKE	8/28/2020	WD	\$	230,000	\$	24,250	\$	205,750	\$	192,195	1.0705
013-24-300-029	6268 BEARD	10/26/2020	WD	\$	240,000	\$	63,388	\$	176,612	\$	163,438	1.0806
013-58-027-000	12575 RED PINE	2/19/2021	WD	\$	270,000	\$	19,000	\$	251,000	\$	229,745	1.0925
013-10-100-004-04	10484 S COLBY LAKE	10/1/2021	WD	\$	288,000	\$	33,826	\$	254,174	\$	230,681	1.1018
013-25-100-004-01	6247 W BEARD	12/17/2021	WD	\$	195,000	\$	20,424	\$	174,576	\$	156,456	1.1158
013-25-300-009	13747 SHAFTSBURG	7/14/2021	WD	\$	248,000	\$	20,470	\$	227,530	\$	202,918	1.1213
013-09-300-008	9624 W BRITTON	4/21/2021	WD	\$	262,000	\$	19,588	\$	242,412	\$	216,036	1.1221
013-26-100-010-02	13485 WARNER	12/28/2021	WD	\$	348,277	\$	37,320	\$	310,957	\$	276,697	1.1238
013-28-100-004-02	9955 STOLL	3/31/2021	WD	\$	233,500	\$	25,930	\$	207,570	\$	184,436	1.1254
013-46-009-000	9580 BATH	8/13/2021	WD	\$	146,000	\$	17,100	\$	128,900	\$	113,294	1.1377
013-09-300-007-01	10917 LAINGSBURG	6/25/2021	WD	\$	195,000	\$	26,896	\$	168,104	\$	147,316	1.1411
013-16-300-005	11835 S WOODBURY	11/23/2021	WD	\$	220,000	\$	31,890	\$	188,110	\$	164,677	1.1423
013-32-400-001-10	10153 RED BUD	12/23/2021	WD	\$	350,000	\$	33,725	\$	316,275	\$	276,240	1.1449
013-35-300-009	7980 LOVEJOY	6/8/2021	WD	\$	355,000	\$	58,750	\$	296,250	\$	257,756	1.1493
013-29-200-026-03	10063 STOLL	12/15/2020	WD	\$	119,900	\$	6,080	\$	113,820	\$	98,860	1.1513
013-05-100-011-01	9200 LAINGSBURG	11/2/2021	WD	\$	230,000	\$	19,504	\$	210,496	\$	181,899	1.1572
013-17-400-002-02	10286 W BATH	1/7/2022	WD	\$	485,000	\$	52,222	\$	432,778	\$	372,911	1.1605
013-46-009-000	9580 BATH	11/24/2021	WD	\$	150,000	\$	17,100	\$	132,900	\$	113,294	1.1731
013-17-400-002	LANDLOCKED PROPERTY	1/7/2022	WD	\$	60,000	\$	52,222	\$	7,778	\$	6,570	1.1839
013-70-007-011	13122 SHAFTSBURG	12/22/2021	WD	\$	160,000	\$	14,400	\$	145,600	\$	122,410	1.1894
013-28-300-001-01	9735 W LANSING	8/10/2021	WD	\$	555,000	\$	44,480	\$	510,520	\$	427,464	1.1943

013-70-007-004	7115 LYNN	7/30/2021	WD	\$ 114,000	\$ 9,400	\$ 104,600	\$ 87,410	1.1967
013-32-200-017	10394 CORCORAN	5/7/2021	WD	\$ 321,000	\$ 45,507	\$ 275,493	\$ 230,129	1.1971
013-26-200-008	7541 W BEARD	5/11/2021	WD	\$ 280,000	\$ 19,630	\$ 260,370	\$ 216,164	1.2045
013-70-001-003	6748 BEARD	5/28/2021	WD	\$ 224,000	\$ 5,490	\$ 218,510	\$ 180,284	1.2120
013-05-400-013	9464 LAINGSBURG	10/20/2021	WD	\$ 240,000	\$ 30,382	\$ 209,618	\$ 168,315	1.2454
013-58-027-000	12575 RED PINE	3/8/2022	WD	\$ 308,000	\$ 19,000	\$ 289,000	\$ 229,745	1.2579
013-10-400-001-11	10841 S COLBY LAKE	7/14/2021	WD	\$ 235,000	\$ 23,536	\$ 211,464	\$ 164,904	1.2823
013-28-100-028	9555 W BEARD	12/20/2021	WD	\$ 219,550	\$ 7,790	\$ 211,760	\$ 160,580	1.3187
013-28-100-017	13063 WOODBURY	6/15/2021	WD	\$ 370,000	\$ 22,570	\$ 347,430	\$ 262,031	1.3259
013-32-200-005	10255 CORCORAN	9/28/2021	WD	\$ 220,000	\$ 19,210	\$ 200,790	\$ 147,890	1.3577
013-33-400-011	9224 WARNER	10/26/2021	WD	\$ 335,000	\$ 29,100	\$ 305,900	\$ 222,899	1.3724
013-70-013-001	13425 SHAFTSBURG	6/25/2020	LC	\$ 85,000	\$ 10,575	\$ 74,425	\$ 53,789	1.3836
Totals:				\$ 20,833,314		\$ 18,370,450	\$ 17,978,355	1.0218
						Residential	USED	1.0200

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
013-52-135-000	9455 LOOKOUT POINT	8/10/2020	WD	\$ 282,000	\$ 36,600	\$ 245,400	\$ 219,386	1.1186
013-10-300-011	8886 W LAKE POINTE	7/16/2021	WD	\$ 879,000	\$ 97,500	\$ 781,500	\$ 693,661	1.1266
013-10-300-015	8920 LAKE POINTE	3/17/2022	WD	\$ 625,000	\$ 97,500	\$ 527,500	\$ 468,185	1.1267
013-52-126-000	9353 LOOKOUT POINT	2/16/2021	WD	\$ 510,000	\$ 72,150	\$ 437,850	\$ 376,026	1.1644
013-50-057-000	9014 ISLAND VIEW	2/8/2022	WD	\$ 779,900	\$ 141,950	\$ 637,950	\$ 538,813	1.1840
013-52-137-001	9481 LOOKOUT POINT	6/30/2020	WD	\$ 319,000	\$ 28,200	\$ 290,800	\$ 245,530	1.1844
013-49-011-000	8685 W LAKESHORE	5/28/2021	WD	\$ 641,000	\$ 83,200	\$ 557,800	\$ 465,750	1.1976
013-50-076-000	9283 W SCENIC LAKE	9/3/2020	WD	\$ 450,000	\$ 73,950	\$ 376,050	\$ 312,718	1.2025
013-50-049-000	8827 W SCENIC LAKE	10/16/2020	WD	\$ 463,500	\$ 99,450	\$ 364,050	\$ 296,560	1.2276
013-50-011-000-01	9370 W SCENIC LAKE	7/12/2021	WD	\$ 370,000	\$ 41,600	\$ 328,400	\$ 265,760	1.2357
013-52-134-000	9447 LOOKOUT POINT	9/3/2020	WD	\$ 325,000	\$ 21,400	\$ 303,600	\$ 236,327	1.2847
013-49-008-000	8702 LAKESHORE	10/2/2020	WD	\$ 489,900	\$ 51,415	\$ 438,485	\$ 330,711	1.3259
013-50-042-000	8886 W SCENIC LAKE	6/25/2021	WD	\$ 386,000	\$ 20,800	\$ 365,200	\$ 267,204	1.3667
013-50-075-000	9271 W SCENIC LAKE	9/14/2020	WD	\$ 555,000	\$ 83,300	\$ 471,700	\$ 328,818	1.4345
013-50-080-000	9353 W SCENIC LAKE	9/23/2020	WD	\$ 420,000	\$ 80,750	\$ 339,250	\$ 235,849	1.4384
013-50-079-000	9343 W SCENIC LAKE	4/27/2020	WD	\$ 375,000	\$ 54,400	\$ 320,600	\$ 222,023	1.4440
013-50-056-000	8995 W SCENIC LAKE	2/9/2022	WD	\$ 550,000	\$ 90,100	\$ 459,900	\$ 266,847	1.7235
013-50-055-000	8973 W SCENIC LAKE	9/24/2020	WD	\$ 829,000	\$ 95,200	\$ 733,800	\$ 393,471	1.8649

Totals:	\$ 9,249,300	\$ 7,979,835	\$ 6,163,640	
			E.C.F.	1.2947
		Scenic Lake, Scenic Views, Oak Island	USED	1.2900

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-20-300-002	7017 E COLBY	3/26/2021	WD	\$ 260,000	\$ 149,114	\$ 110,886	\$ 176,595	0.6279
004-13-100-001-03	11244 ALLAN	7/30/2020	WD	\$ 420,000	\$ 76,006	\$ 343,994	\$ 512,681	0.6710
011-23-300-001-10	6891 S LEMON	6/30/2021	WD	\$ 650,000	\$ 361,694	\$ 288,306	\$ 428,362	0.6730
007-31-300-007-04	505 E HIBBARD RD	2/26/2021	WD	\$ 252,500	\$ 135,674	\$ 116,826	\$ 169,673	0.6885
006-30-100-002	5800 HAMMOND	6/5/2020	WD	\$ 290,000	\$ 165,914	\$ 124,086	\$ 173,646	0.7146
010-02-100-001-04	1395 HIBBARD	11/12/2021	WD	\$ 359,900	\$ 246,588	\$ 113,312	\$ 156,501	0.7240
011-08-400-001	1505 GARRISON	9/10/2021	WD	\$ 251,000	\$ 138,046	\$ 112,954	\$ 155,178	0.7279
004-01-300-003	11183 EASTON	2/1/2022	WD	\$ 525,000	\$ 301,904	\$ 223,096	\$ 299,409	0.7451
004-36-300-004-01	3496 N BYRON	9/10/2021	WD	\$ 321,999	\$ 100,293	\$ 221,706	\$ 294,043	0.7540
005-34-200-001-02	8053 DEWEY	1/13/2021	WD	\$ 280,000	\$ 131,824	\$ 148,176	\$ 196,241	0.7551
003-28-100-006	2108 E RILEY	3/5/2021	WD	\$ 325,000	\$ 139,451	\$ 185,549	\$ 228,410	0.8124
011-31-400-004-01	968 TYRRELL	4/3/2020	WD	\$ 280,500	\$ 87,173	\$ 193,327	\$ 228,048	0.8477
010-06-100-005	5545 HIBBARD	10/22/2021	WD	\$ 500,000	\$ 402,115	\$ 97,885	\$ 115,001	0.8512
012-06-100-001	6675 GOODALL	10/19/2020	WD	\$ 575,000	\$ 322,577	\$ 252,423	\$ 293,628	0.8597
011-32-200-004	1805 TYRRELL	12/3/2020	WD	\$ 290,000	\$ 85,520	\$ 204,480	\$ 235,573	0.8680
014-30-400-001-02	13983 S BEARDSLEE	6/18/2021	WD	\$ 698,900	\$ 321,360	\$ 377,540	\$ 426,889	0.8844
008-04-100-003	8503 SHIPMAN	9/13/2021	WD	\$ 777,000	\$ 447,364	\$ 329,636	\$ 341,710	0.9647
011-36-300-007	5704 E GRAND RIVER	11/16/2020	WD	\$ 305,000	\$ 103,725	\$ 201,275	\$ 195,610	1.0290
007-04-100-001	2400 CRONK RD	5/27/2021	WD	\$ 340,000	\$ 122,850	\$ 217,150	\$ 200,226	1.0845
015-07-100-004	10442 CORK	1/7/2022	WD	\$ 600,000	\$ 177,637	\$ 422,363	\$ 384,032	1.0998
001-25-300-026	6534 JUDDVILLE	10/27/2021	WD	\$ 326,000	\$ 186,721	\$ 139,279	\$ 118,506	1.1753
016-28-200-011	8756 BEARD	12/3/2021	WD	\$ 280,000	\$ 80,673	\$ 199,327	\$ 165,100	1.2073
006-20-100-001-05	4630 W SIMPSON	7/7/2020	WD	\$ 299,900	\$ 50,378	\$ 249,522	\$ 204,140	1.2223
014-13-300-002	11845 S MORRICE	4/16/2021	WD	\$ 450,000	\$ 159,116	\$ 290,884	\$ 210,764	1.3801
						\$ 5,163,982	\$ 5,909,965	0.8738
						Agricultural	USED	0.8740

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
* 014-60-004-020	329 MAIN	4/16/2021	WD	\$ 132,500	\$ 45,676	\$ 86,824	\$ 147,942	0.5869
* 006-15-400-006	119 N DELANEY	12/7/2020	WD	\$ 500,000	\$ 136,611	\$ 363,389	\$ 602,089	0.6035
* 008-70-029-000	1246 S M-13	10/8/2020	WD	\$ 140,000	\$ 33,122	\$ 106,878	\$ 164,405	0.6501
* 007-18-400-021	1031 E MAIN	11/1/2021	WD	\$ 500,000	\$ 172,904	\$ 327,096	\$ 486,352	0.6725
* 006-35-300-001	2707 DELANEY	2/23/2021	WD	\$ 509,000	\$ 199,279	\$ 309,721	\$ 460,166	0.6731
* 004-60-011-001	9518 GENESEE	4/21/2021	WD	\$ 125,000	\$ 39,960	\$ 85,040	\$ 121,543	0.6997
* 024-46-001-025	445 N MAIN	6/24/2021	WD	\$ 120,000	\$ 17,475	\$ 102,525	\$ 144,595	0.709
* 012-16-200-016	5224 DURAND	3/3/2021	WD	\$ 130,000	\$ 43,306	\$ 86,694	\$ 121,909	0.7111
013-54-013-000	12900 SHAFTSBURG	11/6/2020	WD	\$ 440,000	\$ 124,228	\$ 315,772	\$ 443,829	0.7115
* 004-74-042-002-10	7475 NORTHWOOD	3/16/2022	WD	\$ 181,000	\$ 37,014	\$ 143,986	\$ 195,927	0.7349
* 016-60-016-010	127 S SAGINAW	6/4/2021	MLC	\$ 150,000	\$ 45,659	\$ 104,341	\$ 133,089	0.784
* 006-34-400-009	DELANEY	8/27/2020	MLC	\$ 275,000	\$ 89,630	\$ 185,370	\$ 236,314	0.7844
* 004-74-051-000	10054 GENESEE	7/31/2020	WD	\$ 200,000	\$ 39,615	\$ 160,385	\$ 203,507	0.7881
* 007-18-400-029	1083 E MAIN	2/11/2022	WD	\$ 275,000	\$ 66,234	\$ 208,766	\$ 253,161	0.8246
* 016-60-015-013	134 S SAGINAW	8/10/2021	WD	\$ 62,000	\$ 13,548	\$ 48,452	\$ 57,439	0.8435
* 016-66-003-000	426 N CHURCH	5/20/2021	WD	\$ 480,000	\$ 79,834	\$ 400,166	\$ 457,831	0.874
* 006-15-400-010	2170 W M21	11/30/2021	WD	\$ 600,000	\$ 138,028	\$ 461,972	\$ 522,947	0.8834
* 024-49-002-004	113 117 MAIN	3/29/2022	WD	\$ 63,500	\$ 10,912	\$ 52,588	\$ 59,025	0.8909
* 014-11-300-012	10224 ROSE	1/31/2022	WD	\$ 270,000	\$ 45,742	\$ 224,258	\$ 248,013	0.9042
* 016-08-400-008-04		1/20/2022	WD	\$ 602,000	\$ 366,954	\$ 235,046	\$ 223,964	1.0495
* 006-23-300-007	615 DELANEY	12/28/2020	WD	\$ 1,200,000	\$ 275,264	\$ 924,736	\$ 862,908	1.0717
* 022-60-087-003-00	7480 WOODBURY	12/9/2020	WD	\$ 300,000	\$ 52,940	\$ 247,060	\$ 215,098	1.1486
* 012-16-200-005-01	5090 S DURAND	10/27/2021	WD	\$ 330,000	\$ 86,240	\$ 243,760	\$ 195,147	1.2491
* 008-24-200-003	206 S M-13	1/13/2022	WD	\$ 270,500	\$ 64,240	\$ 206,260	\$ 161,244	1.2792
* COMPARABLE UNIT		Totals:		\$ 7,855,500		\$ 5,631,085	\$ 6,718,447	0.8382
					Commercial & Industrial		USED:	0.84