

2025 Commercial Group 2001 ECF Analysis for 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Adj. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Min. \$	E.C.F.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
006-063-027-6000	5613 E HOUGHTON LAKE & LONG POIN	07/10/23	\$180,000	LC	03-ARM'S LENGTH	\$185,000	\$118,700	71.94	\$238,414	\$104,092	\$60,908	\$150,569	0.405	41.2376	\$102,565		201
006-050-054-0000	9133 W HOUGHTON LAKE DR	05/19/23	\$77,000	LC	03-ARM'S LENGTH	\$77,000	\$23,000	29.87	\$84,343	\$42,513	\$34,487	\$47,106	0.732	8.4779	\$41,135		201
006-028-013-0340	OLD 27	04/16/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,100	39.24	\$231,848	\$59,730	\$190,270	\$193,827	0.982	16.4755	\$59,730		201
006-034-071-0321	8900 W HOUGHTON LAKE DR	08/22/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$60,300	25.13	\$184,599	\$40,306	\$189,694	\$173,753	1.149	33.2400	\$31,238		201
<b>Totals:</b>			\$747,000			\$732,000	\$300,100		\$749,204		\$485,359	\$565,255		4.1760			

E.C.F. as Calculated => **0.859**  
 Ave. E.C.F. => 0.817

Sale Ratio => 41.00  
 Std. Dev. => 21.10

2025 Residential Group 4001 ECF Analysis for 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Acq. When Sold	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Bridge/Residual	Cost (Min.) \$	E.C.F.	Floor Area	\$/Sq Ft.	Dev. by Month (%)	Land Value	Other Parcels in Sale	Property Class											
006-096-0316-2000	ST183 PETER ST	12/01/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$143,700	46.35	\$334,986	\$57,669	\$252,331	\$309,161	0.816	2,376	\$106.20	12.1884	\$14,859		401											
006-029-015-0040	1130 MICHELSON RD	08/28/23	\$309,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$309,000	\$133,800	43.30	\$324,285	\$101,660	\$207,340	\$248,188	0.835	1,172	\$95.46	10.2651	\$82,457	006-029-015-0030	401											
006-029-014-0093	1432 MICHELSON RD	05/05/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$69,100	43.21	\$169,521	\$28,045	\$131,855	\$157,721	0.836	1,572	\$83.88	10.2065	\$15,894		401											
006-038-011-0103	116 MICHELSON RD	04/07/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$80,500	67.08	\$123,787	\$24,655	\$95,345	\$110,515	0.863	1,404	\$67.91	7.5331	\$17,562		401											
006-029-014-0080	1395 MICHELSON RD	05/05/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,900	39.95	\$189,296	\$42,277	\$147,723	\$163,901	0.901	1,485	\$99.48	3.6769	\$40,000		401											
006-029-014-0093	1432 MICHELSON RD	10/30/24	\$205,000	WD	03-ARM'S LENGTH	\$202,200	\$79,900	39.52	\$169,521	\$28,045	\$174,155	\$157,721	1.104	1,572	\$110.79	16.6130	\$15,894		401											
006-029-011-0120	10788 RANDALL TRL	11/01/24	\$353,635	WD	03-ARM'S LENGTH	\$353,635	\$112,200	31.73	\$274,984	\$50,041	\$303,594	\$250,773	1.211	2,250	\$134.93	27.2570	\$40,000		401											
Totals:													\$1,447,335	\$495,100	Sale. Ratio =>	42.26	\$99.81	\$1,312,843	\$1,897,980	E.C.F. as Calculated =>		0.939	0.0678							
													\$1,444,735	\$495,100	Std. Dev. =>	10.99				Avg. E.C.F. =>		0.938								

2025 Residential Group 4002 ECF Analysis for 2026 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Form of Sale	Adi. Sale \$	Ad. when Sold	Our Appraisal	Land & Yard Bldg. Residual	Cost when \$	E.C.F.	% Per R.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class							
006-170-003-000	4660 CHAINS DR	08/02/24	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$185,100	\$56,95	\$243,991	\$81,009	0.421	\$243.79	104.2292	\$235,000	006-161-029-0000	401							
006-161-030-000	120 PINECREST DR	12/29/23	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$85,900	61.36	\$173,954	\$71,875	0.776	\$72.75	84.202	\$58,250	006-161-031-0000	401							
006-130-016-000	112 ISLAND DR	06/20/23	\$168,000	WD	03-ARM'S LENGTH	\$165,500	\$75,600	45.68	\$195,907	\$95,744	0.796	\$70.60	79.6014	\$93,750	006-021-01F-0170	401							
006-021-016-000	107 POINT VIEW AVE	09/01/23	\$149,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$149,500	\$48,500	32.35	\$208,392	\$80,533	0.834	\$91.51	36.7305	\$67,400	006-021-01F-0170	401							
006-010-005-000	4645 CHAINS DR	07/21/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$194,000	48.73	\$330,341	\$179,627	0.874	\$114.85	87.3794	\$88,266	006-021-01F-0170	401							
006-275-003-000	996 LONG POINT	07/28/23	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$97,400	37.83	\$278,535	\$132,468	0.984	\$144.48	27.6186	\$122,474	006-021-01F-0170	401							
006-531-034-000	9304 OLD MEAD RD	02/12/25	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$62,100	51.75	\$126,553	\$102,043	1.074	\$144.95	10.1101	\$15,000	006-531-037-0000	401							
006-531-038-000	9255 FIELDS	09/13/24	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$75,500	50.33	\$154,879	\$117,439	1.097	\$124.41	7.7721	\$31,500	006-162-056-0000	401							
006-162-055-000	143 PINECREST DR	06/11/24	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$98,900	49.45	\$260,871	\$107,163	1.113	\$131.33	111.2985	\$76,731	006-162-057-0000	401							
006-470-013-000	4896 RIVER RD	08/09/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,300	49.72	\$253,946	\$116,138	1.124	\$132.57	23.3645	\$10,750	006-470-013-0000	401							
006-210-021-000	113 FORD CT	08/10/23	\$300,000	WD	03-ARM'S LENGTH	\$295,000	\$110,400	37.42	\$294,262	\$93,198	1.147	\$157.86	4.2886	\$81,250	006-210-021-0000	401							
006-130-034-000	110 GRAHAM	10/09/23	\$300,000	PFA	03-ARM'S LENGTH	\$300,000	\$107,800	35.93	\$293,996	\$80,400	1.175	\$154.65	117.5129	\$75,000	006-130-034-0000	401							
006-010-010-000	13496 WEST SHORE DR	09/21/23	\$230,000	PFA	03-ARM'S LENGTH	\$230,000	\$90,300	39.26	\$224,066	\$56,703	1.184	\$118.70	118.9526	\$65,250	006-010-010-0000	401							
006-530-006-000	9344 ELIZABETH	06/21/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,900	55.23	\$62,891	\$6,278	1.186	\$130.49	27.6776	\$5,721	006-530-006-0000	401							
006-170-027-000	4705 BIRCHCREST	08/23/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$195,500	44.43	\$421,887	\$77,583	1.203	\$163.08	120.1130	\$62,500	006-170-027-0000	401							
006-595-008-000	103 UTAH	09/05/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$78,000	32.54	\$236,239	\$86,954	1.255	\$151.73	9.2574	\$65,000	006-595-008-0000	401							
006-220-000-000	139 SIEBERT DR	10/01/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$165,300	38.44	\$399,911	\$106,043	1.286	\$215.40	136.0031	\$92,900	006-220-000-0000	401							
006-241-026-000	1246 LONG POINT	06/06/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$66,800	29.18	\$205,724	\$70,607	1.339	\$208.28	133.9054	\$68,465	006-241-026-0000	401							
006-170-022-000	4696 BIRCHCREST	05/08/23	\$320,148	WD	03-ARM'S LENGTH	\$320,148	\$110,700	35.92	\$272,127	\$70,973	1.348	\$136.78	134.7679	\$63,750	006-170-022-0000	401							
006-530-014-000	9294 ELIZABETH	03/25/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,000	37.33	\$64,456	\$14,197	1.383	\$105.56	34.2761	\$12,500	006-530-014-0000	401							
006-241-029-000	1230 LONG POINT	10/04/24	\$495,950	WD	03-ARM'S LENGTH	\$490,950	\$186,000	37.89	\$455,008	\$79,622	1.402	\$241.67	140.1811	\$75,000	006-241-029-0000	401							
006-462-019-000	113 BRADY CHIE DR	06/23/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$123,600	30.90	\$356,548	\$201,467	1.463	\$130.96	146.3256	\$150,000	006-462-019-0000	401							
006-531-032-000	9941 FIELDS	07/03/24	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$62,300	37.76	\$137,960	\$15,200	1.518	\$160.04	32.8571	\$15,000	006-531-032-0000	401							
006-241-026-000	1246 LONG POINT	12/16/24	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$70,900	28.25	\$205,724	\$70,607	1.576	\$180.36	152.6005	\$68,465	006-241-026-0000	401							
006-021-014-0180	11540 WEST SHORE DR	05/22/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$91,000	31.49	\$225,632	\$64,483	1.633	\$159.46	169.9484	\$62,500	006-021-014-0180	401							
006-220-001-000	11296 WEST SHORE DR & CHURCH	07/25/23	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$77,000	28.42	\$210,915	\$67,390	1.633	\$264.66	153.9449	\$62,500	006-220-001-0000	401							
006-220-005-000	121 CHURCH ST	06/14/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$66,300	34.35	\$136,650	\$55,695	1.279	\$171.96	172.8555	\$62,500	006-220-005-0000	401							
Total:													\$6,731,798	\$2,648,100	\$4,093,697	\$3,806,717	\$1,186	\$472.92					
													\$6,706,298	\$2,648,100	\$4,058,197	\$3,806,717	1.190	\$473.92					
													Sale Ratio =>	39.49	E.C.F. as Calculated =>	1.190							
													Std. Dev. =>	9.46	Ave. E.C.F. =>	1.201							





**2025 Residential Group 4006 ECF Analysis for 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Lot	Area	Form of Sale	Adj. Sale \$	Adj. Value Sold	Acq./Adj. Sale	Cur. Appraisal	Imp. Exp.	Blgd. Residual	Cost Min. \$	E.C.F.	\$/Sq.Ft.	Dev. by Month (sq)	Land Value	Other Parcel in Site	Property Class
006-512-021-0000	11071 WEST SHORE DR	11/20/25	\$110,000	WD	03-ARMY'S LENGTH	FORM OF SALE	\$110,000	\$41,700	37.91	\$117,901	\$53,955	\$56,045	\$76,796	0.750	\$47.82	172,669	\$46,750		401
006-140-015-0000	13061 WEST SHORE DR	06/22/25	\$189,000	WD	03-ARMY'S LENGTH		\$189,000	\$70,100	37.09	\$199,188	\$63,338	\$125,862	\$163,085	0.771	\$86.31	13,216	\$46,750		401
006-010-004-0770	12150 E HUGHTON LANE DR	04/28/23	\$190,500	WD	19-MULTI PARCEL ARM'S LENGTH		\$190,500	\$52,200	27.40	\$209,956	\$36,459	\$94,041	\$101,507	0.926	\$130.61	2,3706	\$62,500	006-010-004-0760	401
006-210-053-1000	13321 WEST SHORE DR	06/27/24	\$65,000	WD	03-ARMY'S LENGTH		\$65,000	\$23,300	35.85	\$67,384	\$48,046	\$16,954	\$17,453	0.971		6,8686	\$47,250		401
006-480-013-5000	2754 JUNE BUG LANE	09/06/25	\$199,900	LC	03-ARMY'S LENGTH		\$199,900	\$35,700	22.33	\$131,527	\$41,787	\$112,113	\$100,578	1.315	\$140.14	21,2093	\$37,500		401
<b>Totals:</b>			<b>\$714,400</b>				<b>\$714,400</b>	<b>\$223,000</b>	<b>31.22</b>	<b>\$771,156</b>	<b>\$404,415</b>	<b>\$469,339</b>	<b>\$469,339</b>			<b>2,1446</b>			

E.C.F. as Calculated => **0.881**  
 Ave. E.C.F. => **0.803**

Sale Ratio => **6.90**  
 Std. Dev. => **0.803**