

201 & 301 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
002-008-020-20	1675 M-75 SOUTH	06/01/21	\$547,500	WD	03-ARM'S LENGTH	\$547,500	\$273,800	50.01	\$547,509	\$237,206	\$310,294	\$425,073	0.730	7,000	\$44.33	0201
002-008-020-25	1701 M-75 SOUTH	07/21/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$156,200	51.21	\$312,378	\$129,527	\$175,473	\$250,481	0.701	2,257	\$77.75	0201
002-009-019-10	1838 M-75 S	03/22/21	\$201,600	WD	03-ARM'S LENGTH	\$201,600	\$88,800	44.05	\$177,530	\$127,500	\$74,100	\$68,534	1.081	4,800	\$15.44	0201
002-009-019-15	1850 M-75 S	10/30/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,100	38.34	\$134,288	\$78,750	\$96,250	\$67,721	1.421	2,280	\$42.21	0201
002-016-007-00	2614 M-75 S	04/16/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$137,200	45.89	\$274,315	\$106,250	\$192,750	\$183,960	1.048	4,028	\$47.85	0201
Totals:			\$1,528,100			\$1,528,100	\$723,100		\$1,446,020		\$848,867	\$995,768			\$45.52	
								Sale. Ratio	47.32				E.C.F. =>	0.852		
								Std. Dev. =:	5.14				Ave. E.C.F. =	0.996		

USING .852

CABINS, MT CLUB, EDELWIESS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Property Class
002-470-082-00	2036 KITZBUHEL DR (PVT)	08/10/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$392,900	41.36	\$785,734	\$44,525	\$905,475	\$570,161	1.588	4700		401
002-470-098-00	1752 TURNBERRY TRL (PVT)	05/28/21	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$214,300	41.22	\$428,605	\$80,000	\$439,900	\$268,158	1.640	4700	002-470-096-00	401
002-470-101-00	1776 KITZBUHEL DR (PVT)	09/21/22	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$306,000	33.44	\$612,076	\$25,000	\$890,000	\$451,597	1.971	4700		401
Totals:			\$2,384,900			\$2,384,900	\$913,200		\$1,826,415		\$2,235,375	\$1,289,915				
								Sale. Ratio =>	38.29				E.C.F. =>	1.733		
								Std. Dev. =>	4.53				Ave. E.C.F. =>	1.733		

USING 1.74

CONDO STORAGE UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
002-377-017-00	PENNY	04/02/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$57,500	50.04	\$114,965	\$11,000	\$103,900	\$129,956	0.799	2,560	\$40.59	0395	3.2937	\$11,000
002-377-023-50	1950 PENNY	11/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,000	46.40	\$115,964	\$9,400	\$115,600	\$129,956	0.890	2,560	\$45.16	0395	5.7094	\$9,400
002-377-024-00	1950 PENNY	11/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,000	46.40	\$115,964	\$9,400	\$115,600	\$129,956	0.890	2,560	\$45.16	0395	5.7094	\$9,400
002-377-029-50	PENNY	09/03/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$61,200	53.26	\$122,462	\$12,000	\$102,900	\$129,955	0.792	2,560	\$40.20	0395	4.0626	\$12,000
002-377-030-00	PENNY	09/03/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$61,200	53.26	\$122,462	\$12,000	\$102,900	\$129,955	0.792	2,560	\$40.20	0395	4.0626	\$12,000
Totals:			\$594,700			\$594,700	\$295,900		\$591,817		\$540,900	\$649,779			\$42.26		0.0000	
								Sale. Ratio :	49.76				E.C.F. =>	0.832				
								Std. Dev. =>	3.43				Ave. E.C.F. =	0.832				

USING .83

DEER LAKE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
002-330-007-00	373 DEER LAKE RD E	08/27/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,500	42.77	\$201,074	\$31,766	\$203,234	\$135,446	1.500	1,185	\$171.51	3300	6.1883	TWO STORY
002-330-011-00	399 DEER LAKE RD E	08/12/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$78,500	37.74	\$157,034	\$23,213	\$184,787	\$134,224	1.377	1,185	\$155.94	3300	6.1883	TWO STORY
Totals:			\$443,000			\$443,000	\$179,000		\$358,108		\$388,021	\$269,670			\$163.72		0.0281	
								Sale. Ratio =	40.41				E.C.F. =>	1.439				
								Std. Dev. =>	3.55				Ave. E.C.F. =>	1.439				

DISCIPLES, HEMLOCK, RAMSHEAD, RESERVE,
CREEKSIDE, BOYNESTADT MOUNTAIN VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
002-320-007-00	2569 DISCIPLES' CT (PVT)	02/07/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$225,500	40.63	\$451,025	\$30,000	\$525,000	\$290,362	1.808	1,638	\$320.51	3200	20.3999	TWO STORY
002-320-015-00	1999 MORNING DOVE (PV	12/18/20	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$183,200	36.79	\$366,426	\$50,000	\$448,000	\$265,904	1.685	1,638	\$273.50	3200	8.0729	TWO STORY
002-320-020-00	1960 MORNING DOVE (PV	11/25/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$185,000	35.24	\$370,062	\$50,000	\$475,000	\$268,960	1.766	1,638	\$289.99	3200	16.1976	TWO STORY
002-320-024-00	2006 MORNING DOVE (PV	04/05/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$223,700	40.67	\$447,403	\$30,000	\$520,000	\$287,864	1.806	1,638	\$317.46	3200	20.2320	TWO STORY
002-320-026-00	2020 MORNING DOVE (PV	06/30/22	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$244,900	37.68	\$489,827	\$30,000	\$620,000	\$317,122	1.955	1,638	\$378.51	3200	35.0995	TWO STORY
002-320-043-00	2556 DISCIPLES' CT (PVT)	06/04/21	\$477,750	WD	03-ARM'S LENGTH	\$477,750	\$207,100	43.35	\$414,148	\$45,000	\$432,750	\$271,432	1.594	1,638	\$264.19	3200	0.9768	TWO STORY
002-320-050-00	2640 DISCIPLES' CT (PVT)	09/08/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$185,000	44.58	\$370,062	\$50,000	\$365,000	\$268,960	1.357	1,638	\$222.83	3200	24.7007	TWO STORY
002-320-053-00	2662 DISCIPLES' CT (PVT)	04/10/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$207,100	42.70	\$414,148	\$45,000	\$440,000	\$271,432	1.621	1,638	\$268.62	3200	1.6942	TWO STORY
002-320-060-00	2156 DEERVIEW DR (PVT)	06/18/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$207,100	42.70	\$414,148	\$45,000	\$440,000	\$271,432	1.621	1,638	\$268.62	3200	1.6942	TWO STORY
002-320-061-00	2148 DEERVIEW DR (PVT)	08/01/22	\$629,000	WD	03-ARM'S LENGTH	\$629,000	\$247,600	39.36	\$495,114	\$30,000	\$599,000	\$320,768	1.867	1,638	\$365.69	3200	26.3303	TWO STORY
002-320-062-00	2136 DEERVIEW DR (PVT)	10/12/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$239,800	48.94	\$479,665	\$40,000	\$450,000	\$291,169	1.545	1,638	\$274.73	3200	5.8593	TWO STORY
002-320-065-00	2094 DEERVIEW DR (PVT)	04/07/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$198,700	41.40	\$397,372	\$45,000	\$435,000	\$259,097	1.679	1,638	\$265.57	3200	7.4819	TWO STORY
002-320-069-00	2475 MEADOWS LN (PVT)	10/15/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$239,800	43.60	\$479,665	\$40,000	\$510,000	\$291,169	1.752	1,638	\$311.36	3200	14.7473	TWO STORY
002-320-072-00	2511 MEADOWS LN (PVT)	05/21/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$207,100	46.02	\$414,148	\$45,000	\$405,000	\$271,432	1.492	1,638	\$247.25	3200	11.2004	TWO STORY
002-320-083-00	2584 VILLAGE DR (PVT)	11/23/20	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$192,300	46.67	\$384,613	\$50,000	\$362,000	\$281,187	1.287	1,638	\$221.00	3200	31.6691	TOWNHOUSE
002-320-085-00	2562 VILLAGE DR (PVT)	10/01/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$185,000	43.53	\$370,062	\$50,000	\$375,000	\$268,960	1.394	1,638	\$228.94	3200	20.9827	TWO STORY
002-320-086-00	2550 VILLAGE DR (PVT)	02/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$207,100	46.02	\$414,148	\$45,000	\$405,000	\$271,432	1.492	1,638	\$247.25	3200	11.2004	TWO STORY
002-320-087-00	2538 VILLAGE DR (PVT)	09/15/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$247,600	39.30	\$495,114	\$30,000	\$600,000	\$320,768	1.871	1,638	\$366.30	3200	26.6421	TWO STORY
002-320-089-00	2150 BOYNELAND DR (PV	04/23/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$207,100	42.70	\$414,148	\$45,000	\$440,000	\$271,432	1.621	1,638	\$268.62	3200	1.6942	TWO STORY
002-320-096-00	2200 BOYNELAND DR (PV	08/06/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$207,100	69.03	\$414,148	\$45,000	\$255,000	\$271,432	0.939	1,638	\$155.68	3200	66.4628	TWO STORY
002-320-107-00	2266 BOYNELAND DR (PV	09/18/20	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$186,900	37.01	\$373,700	\$50,000	\$455,000	\$272,017	1.673	1,638	\$277.78	3200	6.8603	TWO STORY
002-320-109-00	2284 BOYNELAND DR (PV	11/20/20	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$186,900	41.72	\$373,700	\$50,000	\$398,000	\$272,017	1.463	1,638	\$242.98	3200	14.0943	TWO STORY
Totals:			\$10,894,750			\$10,894,750	\$4,621,600		\$9,242,846		\$9,954,750	\$6,176,350			\$276.24		0.7665	
							Sale. Ratio ==>	42.42				E.C.F. ==>	1.612					
							Std. Dev. ==>	6.74				Ave. E.C.F. ==>	1.604					

USING 1.60

MEETS AND BOUNDS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
002-001-012-00	502 SPRINGBROOK RD S	10/29/21	\$175,950	WD	03-ARM'S LENGTH	\$175,950	\$88,400	50.24	\$176,786	\$151,920	\$24,030	\$26,175	0.918	4000
002-001-013-00	724 SPRINGBROOK RD S	09/26/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$87,700	30.24	\$175,432	\$14,000	\$276,000	\$158,267	1.744	4000
002-003-008-10	1889 ADDIS RD S	12/09/20	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$111,700	59.89	\$223,479	\$32,313	\$154,187	\$159,305	0.968	4000
002-006-001-70	60 S ADDIS RD	08/19/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$130,800	37.91	\$261,653	\$27,462	\$317,538	\$235,305	1.349	4000
002-006-028-60	893 DIETZ RD E	06/16/20	\$238,900	WD	03-ARM'S LENGTH	\$238,900	\$103,000	43.11	\$206,058	\$66,720	\$172,180	\$163,927	1.050	4000
002-010-020-40	1833 US 131 S	10/13/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,100	59.40	\$178,247	\$53,060	\$96,940	\$127,292	0.762	4000
002-012-012-00	5019 THUMB LAKE RD	11/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,400	43.36	\$216,700	\$14,000	\$236,000	\$198,725	1.188	4000
002-012-013-00	5387 THUMB LAKE RD	11/23/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$196,800	43.73	\$393,678	\$78,112	\$371,888	\$309,378	1.202	4000
002-018-004-00	941 DEER LAKE RD E	03/25/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,700	50.47	\$151,395	\$21,500	\$128,500	\$122,542	1.049	4000
002-026-011-00	4912 OLD MACKINAW TR	09/16/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$235,400	47.08	\$470,821	\$299,320	\$200,680	\$161,793	1.240	4000
002-027-009-20	3058 METROS RD	05/22/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,100	45.06	\$144,116	\$77,220	\$82,780	\$78,701	1.052	4000
Totals:			\$2,896,350			\$2,896,350	\$1,299,100		\$2,598,365		\$2,060,723	\$1,741,411		
								Sale. Ratio =>	44.85			E.C.F. =>	1.183	
								Std. Dev. =>	8.63			Ave. E.C.F. =>	1.138	
										using 1.14				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table
002-300-002-00	702 M-75 S	08/06/21	\$266,000	WD	19-MULTI PARCEL ARM	\$266,000	\$157,600	59.25	\$315,340	\$106,000	\$160,000	\$193,833	0.825	1,665	\$96.10	4300	\$106,000	002-300-003-00	
002-300-010-00	824 M-75 S	03/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,300	42.65	\$234,515	\$52,500	\$222,500	\$168,532	1.320	1,568	\$141.90	4300	\$52,500		
002-350-006-00	183 M-75 S	08/11/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,200	41.64	\$162,384	\$27,500	\$167,500	\$129,696	1.291	1,208	\$138.66	4300	\$27,500		SMALL SUBS
002-350-007-00	201 M-75 S	03/19/21	\$166,723	WD	03-ARM'S LENGTH	\$166,723	\$74,900	44.92	\$149,855	\$20,700	\$146,023	\$119,588	1.221	1,536	\$95.07	4300	\$20,700		SMALL SUBS
002-450-003-00	1030 M-75 S	08/26/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$66,900	37.58	\$133,782	\$23,000	\$155,000	\$102,576	1.511	958	\$161.80	4300	\$23,000		SMALL SUBS
Totals:			\$1,080,723			\$1,080,723	\$497,900		\$995,876		\$851,023	\$714,226			\$126.70				
								Sale. Ratio ==>	46.07					E.C.F. ==>	1.192				
								Std. Dev. ==>	8.29					Ave. E.C.F. ==>	1.234				

Using 1.19

MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
002-100-004-00	1871 M-75 S	01/17/20	\$30,000	LC	04-BUYERS INTEREST	\$30,000	\$14,200	47.33	\$28,433	\$18,975	\$11,025	\$13,511	0.816	4100	M.H. SINGLE WID
Totals:			\$30,000			\$30,000	\$14,200		\$28,433		\$11,025	\$13,511			
							Sale. Ratio	47.33					E.C.F. =>	0.816	
													Ave. E.C.F. =>	0.816	

Using 0.81 mobile home

MOUNTAIN GRAND & MOUNTAIN RUN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale
002-390-001-00	2780 BOYNE MOUNTAIN RD	01/20/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$45,700	57.13	\$91,464	\$39,000	\$41,000	\$71,868	0.570	461	\$88.94	3900	
002-390-008-00	2780 BOYNE MOUNTAIN RD	11/15/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$98,100	52.46	\$196,195	\$30,000	\$157,000	\$215,838	0.727	984	\$159.55	3900	
002-390-014-00	2780 BOYNE MOUNTAIN RD	11/15/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$52,100	48.69	\$104,111	\$30,000	\$77,000	\$96,248	0.800	426	\$180.75	3900	
002-390-015-00	2780 BOYNE MOUNTAIN RD	05/25/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$98,100	52.46	\$196,195	\$30,000	\$157,000	\$215,838	0.727	984	\$159.55	3900	
002-390-016-13	2780 BOYNE MOUNTAIN RD	07/29/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,400	47.33	\$56,777	\$7,500	\$52,500	\$63,996	0.820	984	\$53.35	3900	
002-390-017-00	2780 BOYNE MOUNTAIN RD	09/25/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,800	52.60	\$315,700	\$74,000	\$226,000	\$331,096	0.683	1,787	\$126.47	3900	002-390-150-00
002-390-022-00	2780 BOYNE MOUNTAIN RD	08/09/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$89,800	55.43	\$179,633	\$39,000	\$123,000	\$182,640	0.673	984	\$125.00	3900	
002-390-034-00	2780 BOYNE MOUNTAIN RD	03/11/22	\$82,500	PTA	03-ARM'S LENGTH	\$82,500	\$48,700	59.03	\$97,493	\$30,000	\$52,500	\$87,653	0.599	426	\$123.24	3900	
002-390-037-00	2780 BOYNE MOUNTAIN RD	06/28/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$50,900	59.88	\$101,711	\$39,000	\$46,000	\$81,443	0.565	426	\$107.98	3900	
002-390-044-00	2780 BOYNE MOUNTAIN RD	01/14/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$146,300	49.59	\$292,587	\$60,000	\$235,000	\$302,061	0.778	1,471	\$159.76	3900	002-390-160-00
002-390-046-00	2780 BOYNE MOUNTAIN RD	03/25/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$48,700	54.11	\$97,493	\$30,000	\$60,000	\$87,653	0.685	426	\$140.85	3900	
002-390-054-14	2780 BOYNE MOUNTAIN RD	03/04/22	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$26,300	48.70	\$52,585	\$7,500	\$46,500	\$58,552	0.794	958	\$48.54	3900	
002-390-059-13	2780 BOYNE MOUNTAIN RD	05/07/21	\$49,000	PTA	03-ARM'S LENGTH	\$49,000	\$25,900	52.86	\$51,784	\$9,750	\$39,250	\$54,590	0.719	958	\$40.97	3900	
002-390-063-00	2780 BOYNE MOUNTAIN RD	08/21/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,600	39.80	\$159,169	\$39,000	\$161,000	\$164,615	0.978	958	\$168.06	3900	
002-390-074-00	2780 BOYNE MOUNTAIN RD	08/27/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,500	45.14	\$166,909	\$39,000	\$146,000	\$166,116	0.879	958	\$152.40	3900	
002-390-075-11	2780 BOYNE MOUNTAIN RD	03/18/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$26,300	46.14	\$52,585	\$7,500	\$49,500	\$58,552	0.845	958	\$51.67	3900	
002-390-075-13	2780 BOYNE MOUNTAIN RD	11/18/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$27,400	55.92	\$54,835	\$9,750	\$39,250	\$58,552	0.670	958	\$40.97	3900	
002-390-075-14	2780 BOYNE MOUNTAIN RD	09/22/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$25,900	49.81	\$51,784	\$9,750	\$42,250	\$54,590	0.774	958	\$44.10	3900	
002-390-079-00	2780 BOYNE MOUNTAIN RD	11/23/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$88,100	40.98	\$176,202	\$39,000	\$176,000	\$178,184	0.988	958	\$183.72	3900	
002-390-084-00	2780 BOYNE MOUNTAIN RD	06/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,800	41.92	\$209,666	\$30,000	\$220,000	\$233,332	0.943	958	\$229.65	3900	
002-390-086-00	2780 BOYNE MOUNTAIN RD	10/23/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$79,600	48.27	\$159,169	\$39,000	\$125,900	\$164,615	0.765	958	\$131.42	3900	
002-390-086-00	2780 BOYNE MOUNTAIN RD	12/17/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$88,100	44.49	\$176,202	\$39,000	\$159,000	\$178,184	0.892	958	\$165.97	3900	
002-390-092-00	2780 BOYNE MOUNTAIN RD	02/28/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$83,600	42.22	\$167,202	\$30,000	\$168,000	\$178,184	0.943	958	\$175.37	3900	
002-390-094-11	2780 BOYNE MOUNTAIN RD	06/17/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$25,900	56.30	\$51,784	\$9,750	\$36,250	\$54,590	0.664	958	\$37.84	3900	
002-390-095-00	2780 BOYNE MOUNTAIN RD	12/18/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$79,600	40.00	\$159,169	\$39,000	\$160,000	\$164,615	0.972	958	\$167.01	3900	
002-390-098-00	2780 BOYNE MOUNTAIN RD	05/20/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,500	46.39	\$166,909	\$39,000	\$141,000	\$166,116	0.849	958	\$147.18	3900	
002-390-099-00	2780 BOYNE MOUNTAIN RD	01/29/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,500	45.14	\$166,909	\$39,000	\$146,000	\$166,116	0.879	958	\$152.40	3900	
002-390-123-00	2780 BOYNE MOUNTAIN RD	03/12/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$88,600	61.10	\$177,171	\$39,000	\$106,000	\$179,443	0.591	901	\$117.65	3900	
002-390-123-00	2780 BOYNE MOUNTAIN RD	01/19/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$89,100	55.34	\$178,219	\$30,000	\$131,000	\$192,492	0.681	901	\$145.39	3900	
002-390-128-00	2780 BOYNE MOUNTAIN RD	11/11/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$96,600	55.20	\$193,285	\$30,000	\$145,000	\$212,058	0.684	901	\$160.93	3900	
002-390-130-00	2780 BOYNE MOUNTAIN RD	09/01/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$96,600	49.54	\$193,285	\$30,000	\$165,000	\$212,058	0.778	901	\$183.13	3900	
002-390-131-00	2780 BOYNE MOUNTAIN RD (P ¹)	11/10/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$96,600	48.54	\$193,285	\$30,000	\$169,000	\$212,058	0.797	901	\$187.57	3900	
002-390-133-00	2780 BOYNE MOUNTAIN RD	09/25/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,100	55.66	\$228,236	\$39,000	\$166,000	\$259,227	0.640	1,326	\$125.19	3900	
002-390-135-00	2780 BOYNE MOUNTAIN RD	03/02/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$120,200	58.63	\$240,447	\$39,000	\$166,000	\$261,619	0.635	1,326	\$125.19	3900	
002-390-136-11	2780 BOYNE MOUNTAIN RD	07/26/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,100	44.56	\$80,183	\$7,500	\$82,500	\$94,394	0.874	1,326	\$62.22	3900	
002-390-138-00	2780 BOYNE MOUNTAIN RD	11/15/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$128,400	40.50	\$256,765	\$30,000	\$287,000	\$294,500	0.975	1,326	\$216.44	3900	
002-390-139-00	2780 BOYNE MOUNTAIN RD	06/28/22	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$134,000	46.53	\$268,061	\$30,000	\$258,000	\$309,170	0.834	1,326	\$194.57	3900	
002-390-145-00	2780 BOYNE MOUNTAIN RD	06/12/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$120,200	56.70	\$240,447	\$39,000	\$173,000	\$261,619	0.661	1,326	\$130.47	3900	
002-390-146-00	2780 BOYNE MOUNTAIN RD	11/05/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,500	50.00	\$255,084	\$39,000	\$216,000	\$280,629	0.770	1,326	\$162.90	3900	
002-390-147-00	2780 BOYNE MOUNTAIN RD	07/20/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,200	48.08	\$240,447	\$39,000	\$211,000	\$261,619	0.807	1,326	\$159.13	3900	
002-390-150-00	2780 BOYNE MOUNTAIN RD	09/25/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,800	52.60	\$315,700	\$74,000	\$226,000	\$331,096	0.683	1,787	\$126.47	3900	002-390-017-00
002-390-157-10	2780 BOYNE MOUNTAIN RD	05/25/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$56,200	57.35	\$112,495	\$30,000	\$68,000	\$107,136	0.635	474	\$143.46	3900	
002-390-160-00	2780 BOYNE MOUNTAIN RD	01/14/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$146,300	49.59	\$292,587	\$60,000	\$235,000	\$302,061	0.778	1,471	\$159.76	3900	002-390-044-00
002-390-163-00	2780 BOYNE MOUNTAIN RD	06/17/22	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$200,100	47.64	\$400,041	\$60,000	\$360,000	\$441,612	0.815	2,020	\$178.22	3900	002-390-039-00
002-390-164-00	2780 BOYNE MOUNTAIN RD	10/07/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,300	43.65	\$270,643	\$30,000	\$280,000	\$312,523	0.896	1,594	\$175.66	3900	
Totals:			\$8,037,400			\$8,037,400	\$3,944,100		\$7,888,603		\$6,527,400	\$8,361,154			\$135.93		
								Sale. Ratio =>	49.07					E.C.F. =>	0.781		
								Std. Dev. =>	5.81					Ave. E.C.F. =>	0.771		

USING .77

VALLEY VIEW, PINE VALLEY, BV CLUB, CROZIER RD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Other Parcels in Sale	Property Class
002-415-001-00	3775 PINE MEADOW LN	09/04/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$154,800	41.28	\$309,565	\$61,729	\$313,271	\$313,716	0.999	1,839	\$170.35	002-415-002-00	401
002-501-015-00	1821 VALLEY VIEW RD	03/16/22	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$83,700	32.82	\$167,393	\$53,000	\$202,000	\$156,703	1.289	1,188	\$170.03		401
Totals:			\$630,000			\$630,000	\$238,500		\$476,958		\$515,271	\$470,419			\$170.19		
								Sale. Ratio =:	37.86				E.C.F. =>	1.095			
								Std. Dev. =>	5.98				Ave. E.C.F. =	1.144			

USING 1.09

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
041-015-017-00	2531 GROVE ST	07/09/20	\$159,900	WD	\$159,900	\$88,300	55.22	\$176,436	\$34,736	\$125,164	\$158,857	0.788	2,364	\$52.95	6000	3.0520	\$33,594	041-015-016-00	401
041-015-044-10	2434 US 131 S	04/29/21	\$235,000	WD	\$235,000	\$113,400	48.26	\$226,812	\$82,945	\$152,055	\$161,286	0.943	1,800	\$84.48	6000	12.4341	\$82,945		401
041-202-001-00	2561 RAILROAD ST	08/13/21	\$78,000	WD	\$78,000	\$44,700	57.31	\$89,369	\$58,507	\$19,493	\$34,599	0.563	616	\$31.64	6000	25.5023	\$58,507	041-202-011-50, 041-202-010-50	401
041-202-004-10	2539 RAILROAD ST	08/13/21	\$156,000	WD	\$156,000	\$71,200	45.64	\$142,354	\$20,000	\$136,000	\$137,168	0.991	1,838	\$73.99	6000	17.3058	\$20,000		401
041-203-009-00	2548 GROVE ST	12/01/21	\$54,000	WD	\$54,000	\$39,500	73.15	\$79,091	\$31,200	\$22,800	\$53,689	0.425	1,186	\$19.22	6000	39.3762	\$30,000		401
041-409-003-00	2481 GROVE ST	10/14/22	\$225,000	WD	\$225,000	\$80,400	35.73	\$160,783	\$30,000	\$195,000	\$146,618	1.330	1,723	\$113.17	6000	51.1563	\$30,000		401
041-410-010-15	2430 CEDAR ST	08/31/20	\$55,000	WD	\$55,000	\$68,400	124.36	\$136,791	\$24,699	\$30,301	\$121,839	0.249	1,344	\$22.55	6000	56.9729	\$24,699		401
041-412-007-00	3008 MAPLE ST	04/06/20	\$110,000	WD	\$110,000	\$63,500	57.73	\$126,989	\$40,000	\$70,000	\$94,553	0.740	1,680	\$41.67	6000	7.8103	\$40,000		401
041-413-003-00	2753 RAILROAD ST	09/17/21	\$157,500	PTA	\$157,500	\$56,200	35.68	\$112,403	\$41,250	\$116,250	\$79,768	1.457	984	\$118.14	6000	63.8926	\$41,250		401
041-800-014-00	2209 CEDAR ST	08/31/20	\$240,000	WD	\$240,000	\$160,700	66.96	\$321,743	\$98,249	\$141,751	\$203,176	0.698	2,224	\$63.74	6000	12.0751	\$98,249	041-800-015-15, 041-800-015-10, 041-800-016-	401
Totals:			\$1,470,400		\$1,470,400	\$786,300		\$1,572,771		\$1,008,814	\$1,191,553			\$62.15		2.8212			
							Sale. Ratio =>	53.48					E.C.F. =>	0.847					
							Std. Dev. =>	25.65					Ave. E.C.F. =>	0.818					

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