

2022 Sales Data Evangeline Township, Charlevoix County

The 2022 sales data shows residential improved sales activity for reference purposes.

A 24-month sale study period for the 2022 property valuation was established by Charlevoix County Equalization and Michigan State Tax Commission. Verified sales from April 1, 2019, to March 31, 2021, were analyzed. Tax Day for the 2022 tax year is December 31, 2021. The following pages of sales analysis were used to determine the assessed values for the 2022 property tax assessment roll.

MCL 211.10g(d) requirements:

POLICY & PROCEDURE FOR PUBLIC INSPECTION & COPYING OF PUBLIC ASSESSOR RECORDS IN LIEU OF CUSTOMARY BUSINESS HOURS

Requests for public inspection and copying of public records may be made verbally and in writing. If the request is for inspection of public records, the assessor and/or authorized individual will respond within 5 business days from the date of the request. The establishment of the date and time of the public inspection of the requested public records will be at the discretion of assessor. Inspection between the usual business hours of 9:AM and 5:00 PM, Monday through Friday unless a holiday, and unless mutually agreed to by the assessor and the requesting party. The place designated for the requested inspection shall be at the township hall. Any verbal or email requests will be replied no later than 5 business days.

Property Search & Mapping can be found at:

https://www.charlevoixcounty.org/online_services/index.php

For written requests:

Robert Englebrecht, Evangeline Twp Assessor
PO Box 871
Bellaire, MI 49615

For verbal requests:

Robert Englebrecht, Evangeline Twp Assessor
Phone: (231) 883-4141

For email requests:

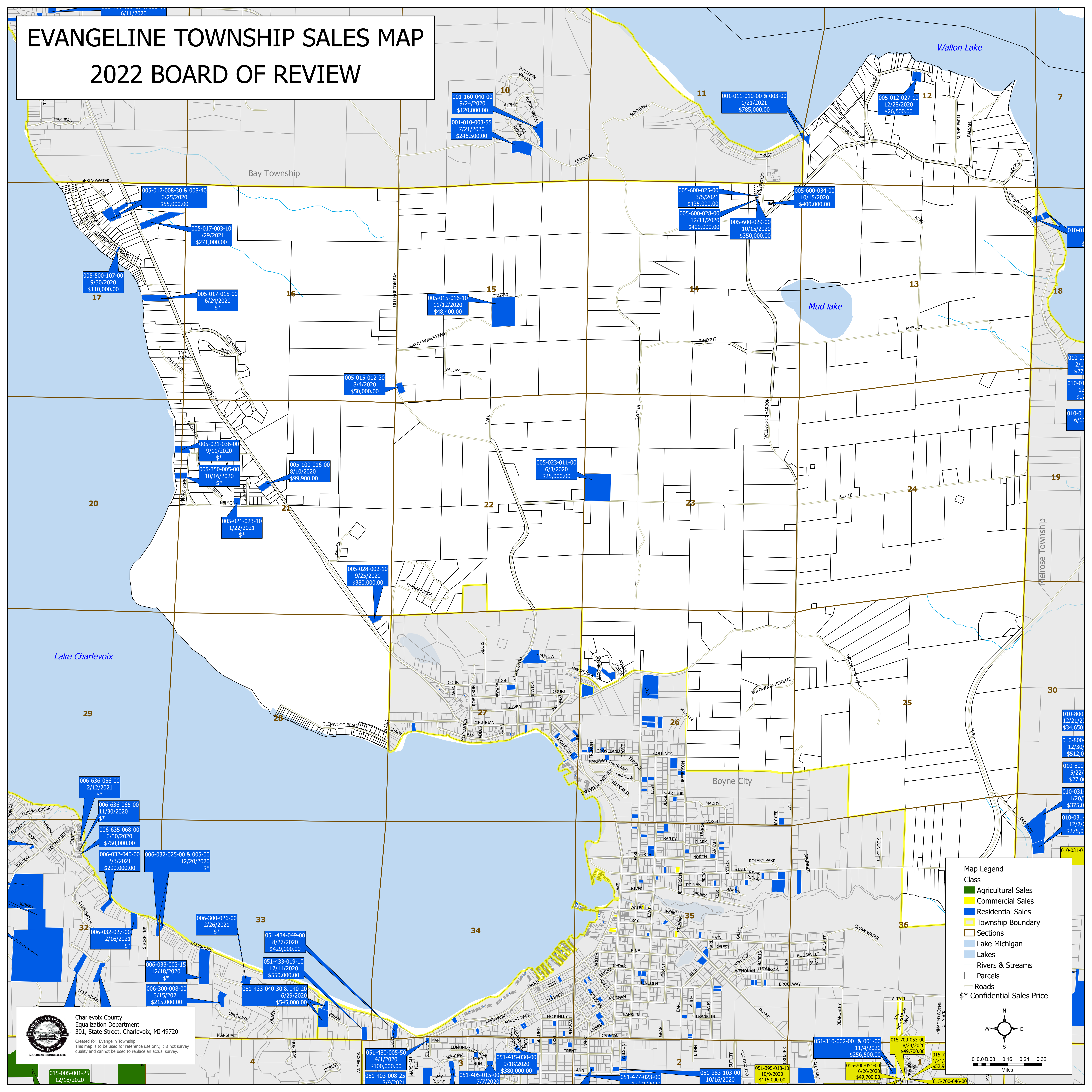
assessor@evangelinetwp.org

Assessing records are officially retained at:

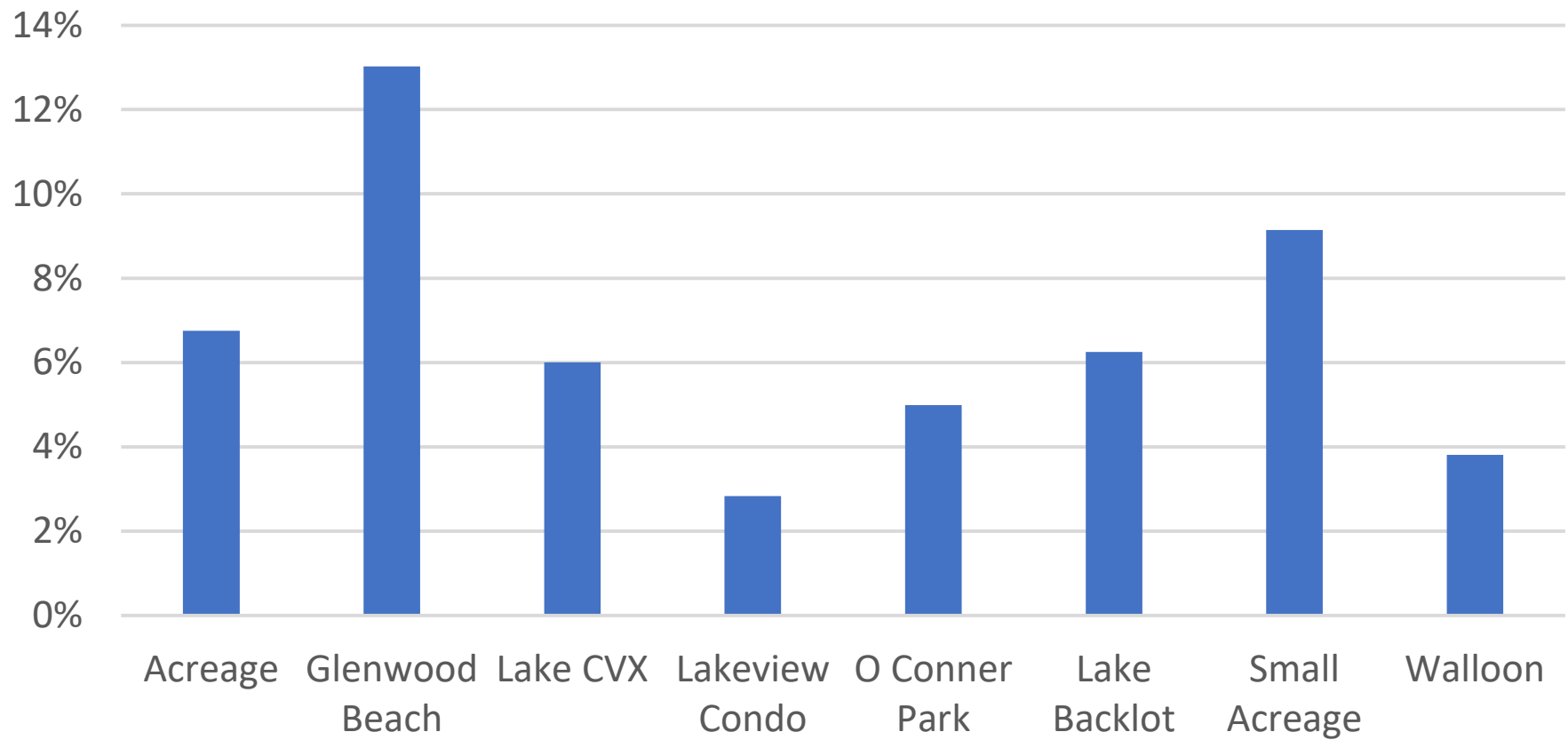
Evangeline Twp Hall
2746 Wildwood Harbor Rd
Boyne City, MI 49712

EVANGELINE TOWNSHIP SALES MAP

2022 BOARD OF REVIEW



Residential Assessed Value Change 2022



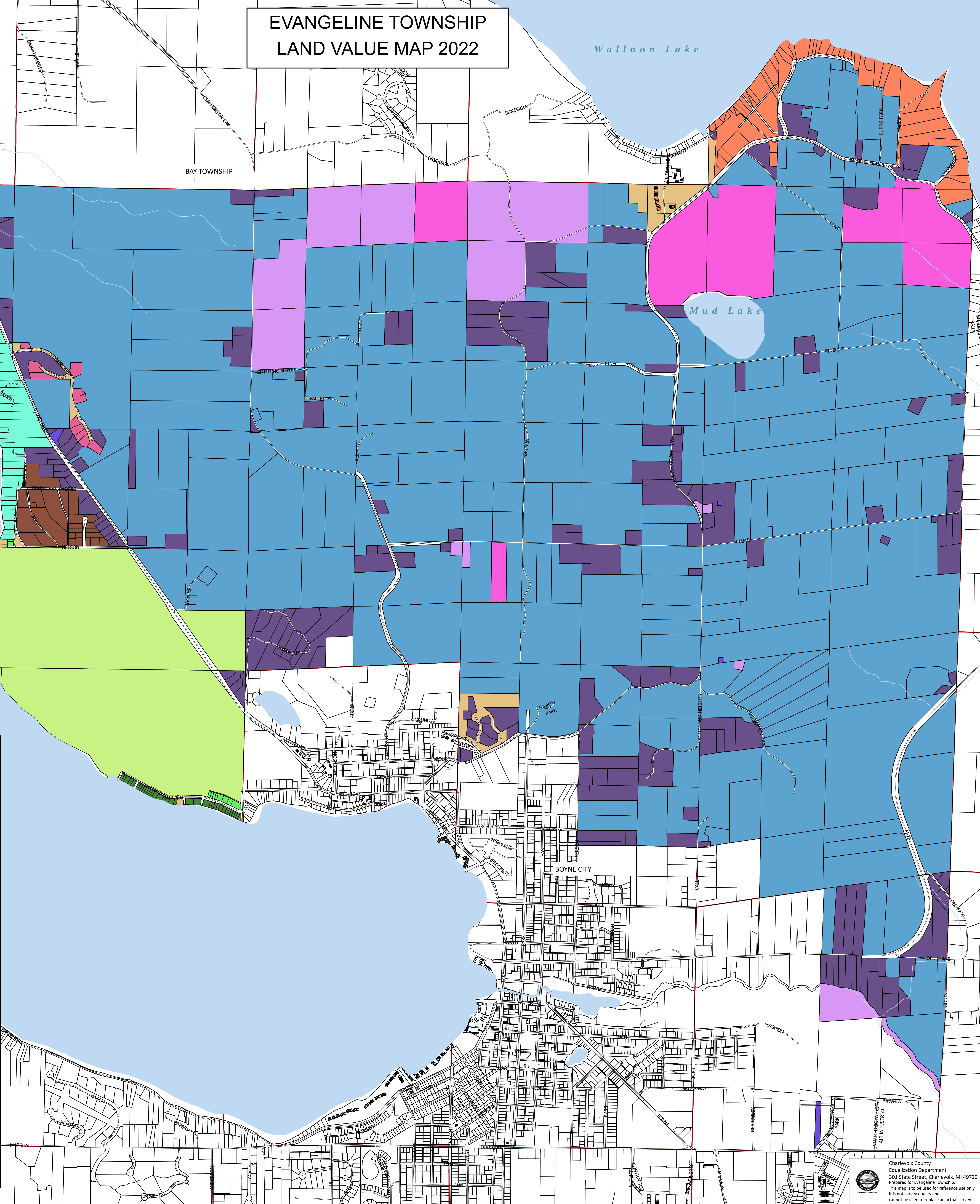
EVANGELINE TOWNSHIP LAND VALUE MAP 2022

LEGEND

- 6 - COMMON AREA
- 8-301 - 08-COM-IND
- 8-401 - 08-ACREAGE
- 8-BLR - 08-PHS/GWB/SWT BK LT RATE
- 8-CLV - 08-LAKEVIEW CONDO
- 8-GBL - 08-GLENWOOD BEACH LAKE
- 8-LKC - 08-LAKE CHARLEVOIX
- 8-O&N - 08-O CONNOR PK-NEW PINEHURST SM AC
- 8-SAR - 08-SM AC UNDR 1/ BK LT
- 8-WLK - WLLN LK FTG
- EXEMPT (211.7L)
- EXEMPT (211.7M)
- EXEMPT (211.7O)

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-017-016-20	04/17/2019	***,***	WD	03-ARM'S LENGTH	***,***				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
3420 BOYNE CITY RD	2.21	672,000		1220/433	DEED	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
FITZPATRICK DANA O'KORN IRV	TRUSTCARTER THOMAS J & MICHELE M			402	8-CVX	239,400	39.90	672,000	112.00
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-500-005-00	04/22/2019	***,***	WD	03-ARM'S LENGTH	***,***				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
3954 SPRINGWATER BEACH RD	0.38	276,000		1220/662	DEED	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
YATES CHERI D	PHILLIPS MARY E			401	8-CVX	131,200	32.80	605,720	151.43
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-022-008-15	05/17/2019	145,000	WD	03-ARM'S LENGTH	145,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
OLD HORTON BAY RD	51.75	129,375		1222/964	DEED	NO			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
STEPHENS GARY E REVOC. TRUST	PAGA JOEL WAYNE & SARAH MARIE TRUST			402	8-NLW	58,600	40.41	129,375	89.22
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-015-001-00	05/13/2019	***,***	WD	03-ARM'S LENGTH	***,***				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
ERICKSON RD	40.00	0		1223/558	DEED	NO			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
MILLIGAN PROPERTIES	WALLOON LAKE ASSOC & CONSERVANCY			402	8-NLW	50,000	47.62	0	0.00
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-013-018-20	06/21/2019	28,000	WD	03-ARM'S LENGTH	28,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
FINEOUT RD	10.00	40,000		1225/494	DEED	NO			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
BUSH AMANDA R & JOSHUA A	WHITE LANA			402	8-NLE	14,300	51.07	40,000	142.86
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-021-010-40	05/22/2019	166,000	WD	03-ARM'S LENGTH	166,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments		
2790 BOYNE CITY RD	1.60	19,156		1223/444	DEED	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
ANTHONY FAMILY TRUST	PETERSON SHAWN L			401	8-NLK	70,600	42.53	157,144	94.67

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Detailed Sale Report

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-021-010-10	07/09/2019	232,000	WD	03-ARM'S LENGTH	232,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3835 PINEHURST SHORES DR	1.11	84,000		1227/506	DEED	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
GORGAS DONALD L & GERALDINE E	KISSINGER KEVIN & AMANDA	401	8-NLK	102,200	44.05	291,094	125.47

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-017-011-00	08/02/2019	112,000	WD	03-ARM'S LENGTH	112,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3580 BOYNE CITY RD	3.64	33,124		1229/517	DEED	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
MANKER CHARLES L TRUST	NEW LINE DEVELOPMENT LLC	401	8-NLK	65,800	58.75	148,838	132.89

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-015-016-10	09/12/2019	35,000	WD	03-ARM'S LENGTH	35,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3334 OLD HORTON BAY RD	10.10	38,380		1233/24	DEED	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
WEBB MICHAEL J	COYLE WALTER D TRUST	401	8-NLW	22,500	64.29	54,300	155.14

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-036-001-65	09/30/2019	110,000	WD	03-ARM'S LENGTH	110,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
728 ADDIS RD N	3.06	27,828		1245/993	DEED	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
EGGERS RUSSELL B	ZAK SONJA & LAWERENCE	401	8-NLE	76,000	69.09	187,162	170.15

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-100-016-00	08/07/2020	99,900	WD	03-ARM'S LENGTH	99,900	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
2640 BOYNE CITY RD	1.03	29,595		1268/564	DEED	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
STEWART JOHN & CHRISTINA	DOBROSKY PATRICK S	401	8-NLK	41,100	41.14	78,670	78.75

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-600-029-00	10/15/2020	350,000	WD	03-ARM'S LENGTH	350,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3890 WILDWOOD DR	0.00	10,000		1279/814	DEED	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
WAGNER THOMAS H JR & JANET A	HENNEGAN MICHEAL THOMAS & MARY	F401	8-WLK	184,500	52.71	372,332	106.38

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-600-028-00	12/11/2020	400,000	WD	03-ARM'S LENGTH	400,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
3910 WILDWOOD DR	0.00	10,000		1283;437	DEED	YES		

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
TURLAND JOYCE V TRUST	COLLERAN DENNIS P & CONSTANCE	M401	8-WLK	184,500	46.13	372,332	93.08

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-017-003-10	01/29/2021	271,000	WD	03-ARM'S LENGTH	271,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
3773 BOYNE CITY RD	4.07	28,897		1289/926	DEED	YES		

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
MCLAIN DENIS & JACKIE	PARKER ERIC ROBERT	401	8-NLK	74,600	27.53	162,548	59.98

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-036-001-50	05/03/2019	424,000	WD	19-MULTI PARCEL ARM'S LENGTH	424,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
38 OLD STATE RD	9.87	75,557		1221/730	PROPERTY T	YES		

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
HEMMING JOHN T & ELIZABETH M	GARNER & MCCULLOCH LLC	401	8-NLE	170,000	40.09	339,805	80.14

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-025-024-00	05/08/2019	40,000	WD	03-ARM'S LENGTH	40,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
745 WILDWOOD RIDGE TRL (PVT)	10.12	40,480		1221/778	PROPERTY T	YES		

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
JEWETT BRANDON A & LAUREL B	FIEL JEFFREY	401	8-NLE	14,400	36.00	226,756	566.89

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-012-058-00	09/13/2019	190,000	WD	03-ARM'S LENGTH	190,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
90 SHADOW TRAILS RD W	3.10	26,738		1234/449	PROPERTY T	YES		

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
VIVIAN DARRYL ROY & KERRI LYNN PERKINS SONJA H & JANATHON C		401	8-NLE	52,900	27.84	137,581	72.41

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-600-030-00	07/16/2019	365,000	WD	03-ARM'S LENGTH	365,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments
3890 WILDWOOD DR	0.00	10,000		1228/615	PROPERTY T	YES		

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
CLINE RANDY S & PATRICIA M TRUSTLUTTMANN ROY A & LISA C		401	8-WLK	160,500	43.97	372,332	102.01

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-017-023-00	09/01/2019	240,000	WD	03-ARM'S LENGTH	240,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3780 BOYNE CITY RD	0.99	18,966		1235/341	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
JOHNSON ERIC & DONNA M	MICHIE SHANNON B	401	8-NLK	143,400	59.75	321,737	134.06

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-023-013-00	11/05/2019	220,000	WD	03-ARM'S LENGTH	220,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
1610 CLUTE RD W	14.87	59,480		1239/355	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
FITZPATRICK KEVIN L & SHERI S	YENGLIN MADISON T	401	8-NLE	132,100	60.05	322,029	146.38

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-021-037-00	12/11/2019	475,000	WD	03-ARM'S LENGTH	475,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
2091 CEDAR ST	0.23	60,000		1244/841	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
MC MULLEN WILLIAM J TRUST	MCQUIGG LAWRENCE M & CAROLYN	M401	8-NLK	162,900	34.29	319,684	67.30

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-023-001-00	10/21/2019	247,000	WD	03-ARM'S LENGTH	247,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3072 WILDWOOD HARBOR RD	2.29	27,366		1238/725	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
LILLIE DIRK A & LYNETTE M	BROWN WILLAM A & ASHLEY E	401	8-NLE	90,300	36.56	211,987	85.82

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-100-004-00	12/18/2019	262,500	WD	03-ARM'S LENGTH	262,500	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
2779 GENESIS RD	0.69	75,000		1244/269	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
MATTSON DONNA & ARTHUR	GUTHRIE CORY	401	8-NLK	116,200	44.27	314,893	119.96

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-013-010-10	12/30/2019	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3998 WILDWOOD HARBOR RD	25.00	67,500		1247/543	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
SUZANNE GOODWIN	WALLON LAKE ASSC & CONSERVANCY	001	8-NLE	71,000	41.76	176,492	103.82

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-500-099-00	01/03/2020	855,000	WD	03-ARM'S LENGTH	855,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
SPRINGWATER BEACH RD	1.12	692,250		1245/135	PROPERTY T	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
BRATSCHIE DAIVD L & MALINDA C	KEMPF CRAIG & SUZETTE			401	8-SWB	297,500	34.80	808,114	94.52
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-500-037-00	01/03/2020	855,000	WD	03-ARM'S LENGTH	855,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
3514 SPRINGWATER BEACH RD	1.12	692,250		1245/135	PROPERTY T	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
BRATSCHIE DAIVD L & MALINDA C	KEMPF CRAIG & SUZETTE			401	8-SWB	297,500	34.80	808,114	94.52
.....									
* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-021-013-10	02/05/2020	91,000	WD	03-ARM'S LENGTH	91,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
2773 BOYNE CITY RD	17.61	70,440		1249/314	PROPERTY T	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
EVEREST WAYNE L	HABASCO JAMES & JILL			401	8-NLK	53,600	58.90	175,297	192.63
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-023-001-20	03/02/2020	191,500	WD	03-ARM'S LENGTH	191,500				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
3012 WILDWOOD HARBOR RD	1.12	21,392		1250/896	PROPERTY T	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
MALIN FRANK	HARTLEIN WAYNE & JUTHATHIP			401	8-NLE	88,200	46.06	207,264	108.23
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-023-011-00	06/03/2020	25,000	WD	03-ARM'S LENGTH	25,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
CLUTE RD W	9.50	38,000		1259/99	PROPERTY T	NO			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
BETTS JOHN W TRUSTEE	ULCH CHARLES & MARGARET			402	8-NLE	13,500	54.00	38,000	152.00
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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.			
005-500-053-10	06/04/2020	670,000	WD	03-ARM'S LENGTH	670,000				
Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous	Comments	
3312 SPRINGWATER BEACH RD	0.46	480,000		1260/780	PROPERTY T	YES			
Grantor	Grantee			Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
DULL DAVID L & REBECCA L	KNOLL KYLE W & KRISTEN			401	8-CVX	464,800	69.37	843,050	125.83

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-017-008-40	06/30/2020	55,000	WD	03-ARM'S LENGTH	55,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
BOYNE CITY RD	3.27	62,439		12845/39	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
DULL DAVID L & REBECCA L	BLAKKAN JOHN & STEPHANIE TRUST	401	8-NLK	34,600	62.91	69,099	125.63

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-017-008-30	06/30/2020	55,000	WD	03-ARM'S LENGTH	55,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
4398 HILL ST (PVT)	3.27	62,439		1284/39	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
DULL DAVID L & REBECCA L	BLAKKAN JOHN & STEPHANIE TRUST	401	8-NLK	34,600	62.91	69,099	125.63

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-200-029-00	08/03/2020	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3672 GLENWOOD BEACH DR	0.46	368,000		1267/160	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
JUDKINS LARRY F	LANSING JACK	401	8-NLE	234,400	32.11	468,805	64.22

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-200-028-00	08/03/2020	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3670 GLENWOOD BEACH DR	0.46	368,000		1267/160	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
JUDKINS LARRY F	LANSING JACK	401	8-NLE	234,400	32.11	468,805	64.22

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-028-002-10	09/25/2020	380,000	WD	03-ARM'S LENGTH	380,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
2105 BOYNE CITY RD	1.00	19,100		1272/909	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
VANCE LARRY G & DANA E	WRIGHT FLOYD A & NANCY J	401	8-NLW	96,000	25.26	208,089	54.76

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-050-006-00	09/02/2020	33,000	WD	03-ARM'S LENGTH	33,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
1700 BOYNE COVE DR	1.51	80,000		1269/868	PROPERTY T	NO	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
MITTON BRUCE F REVOCABLE TRUST	BEEMSTERBOER KRISSANN C	001	8-NLE	21,600	65.45	80,000	242.42

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Detailed Sale Report

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-500-107-00	09/30/2020	110,000	WD	03-ARM'S LENGTH	110,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3417 SPRINGWATER BEACH RD	0.16	60,000		1278;962	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
TIPOLT HAROLD H & PATRICIA A	WOODS MICHEAL & KIMBERLY	401	8-NLK	55,800	50.73	167,654	152.41

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-600-034-00	10/15/2020	400,000	WD	03-ARM'S LENGTH	400,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3895 WILDWOOD DR	0.00	10,000		1279/274	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
BROWN GEORGE G & JULIA A	WAGNER THOMAS JR & JANET	401	8-WLK	163,400	40.85	329,742	82.44

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-350-005-00	10/16/2020	1,030,000	WD	03-ARM'S LENGTH	1,030,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
2603 PINE BLVD	1.02	728,544		1277;287	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
FOREENERGY INVESTMENTS LLC	VERNOCKE KIRK R & DEBORAH M	401	8-CVX	341,400	33.15	1,008,340	97.90

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-015-016-10	11/12/2020	48,400	WD	03-ARM'S LENGTH	48,400	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3334 OLD HORTON BAY RD	10.10	38,380		1279;881	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
COYLE WALTER D TRUST	CONNERS TODD & TERRI JO	401	8-NLW	22,200	45.87	54,300	112.19

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-036-015-00	12/10/2020	110,000	WD	03-ARM'S LENGTH	110,000	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
194 M-75 N	1.63	19,479		1283;241	PROPERTY T	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
WHITTAKER ESTHER	ROBERTS WILLIAM & BRIENNA	401	8-NLE	86,700	78.82	177,390	161.26

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-200-005-50	09/13/2019	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3090 GLENWOOD BEACH DR	0.20	296,400		1234/96	REAL PROPE	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
SCHRUMPF STEVEN & JAMI DOBSON-	LLOYD DOUGLAS R & ANGELA	401	8-CVX	134,300	33.58	298,572	74.64

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Detailed Sale Report

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-350-004-00	05/24/2019	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
2687 PINE BLVD	0.72	480,000		1223/310	REAL PROPE	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
VAN POPPELEN ROBT REVOC TRUST	VERCNOCKE KIRK R & DEBORAH M	401	8-CVX	535,200	30.58	1,622,919	92.74

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-200-011-10	03/30/2020	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3178 GLENWOOD BEACH DR	0.17	260,000		1255/65	REAL PROPE	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
GABOS MICHAEL J & MARI S	LONG JOHN D	401	8-CVX	247,300	27.79	678,574	76.24

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-017-015-00	06/24/2020	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3470 BOYNE CITY RD	2.28	686,400		1262/616	REAL PROPE	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
CARTER THOMAS J & MICHELE M	HENNY DANIEL P	401	8-CVX	678,300	38.76	1,844,435	105.40

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-021-036-00	09/11/2020	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
3991 PINEHURST SHORES DR	1.35	804,000			REAL PROPE	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
STOWE JUDY RAE TRUSTEE	SCHUTZ LESLIE K TRUST	401	8-CVX	785,100	32.04	2,197,203	89.68

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* Parcel Number *	Date of Sale	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Reasons for Adj.
005-026-009-75	02/05/2021	***,***	WD	03-ARM'S LENGTH	***,***	

Property Address	Acres	Land Value	Zoning	Liber/Page	VerifiedBy	Improved?	Miscellaneous Comments
1009 COURT ST E	1.69	20,196		1292/462	REAL PROPE	YES	

Grantor	Grantee	Class	Neigh.	Assessment	Ratio	Appraisal	Ratio
KRUZEL RANDALL J & KAREN M	HERTEL, JOHN JOSEPH & KAREN M	401	8-NLE	217,700	46.82	445,996	95.91

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
Vacant																								
005-013-018-20	483 FINEOUT RD	06/21/19	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$14,300	51.07	\$40,000	\$28,000	\$40,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,800	\$0.06	0.00	8-NLE 1225/494		08-ACREAGE	402	
005-015-001-00	ERICKSON RD	05/13/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$50,000	47.62	\$0	\$105,000	\$0	0.0	0.0	40.00	40.00	#DIV/0!	\$2,625	\$0.06	0.00	8-NLW 1223/558		08-ACREAGE	402	
005-022-008-15	OLD HORTON BAY RD	05/17/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,600	40.41	\$129,375	\$145,000	\$129,375	0.0	0.0	51.75	51.75	#DIV/0!	\$2,802	\$0.06	0.00	8-NLW 1222/964		08-ACREAGE	402	
005-017-016-20	3420 BOYNE CITY RD	04/17/19	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$239,400	39.90	\$672,000	\$600,000	\$672,000	140.0	300.0	2.55	2.21	\$4,286	\$234,926	\$5.39	140.00	8-CVX 1220/433		08-LAKE CHARLEVOIX	402	
005-012-058-00	90 SHADOW TRAILS RD W	09/13/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$52,900	27.84	\$137,581	\$79,157	\$26,738	0.0	0.0	3.10	3.10	#DIV/0!	\$25,535	\$0.59	0.00	8-NLE 1234/449		08-ACREAGE	401	
005-013-010-10	3998 WILDWOOD HARBOR RD	12/30/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,000	41.76	\$176,492	\$61,008	\$67,500	0.0	0.0	25.00	25.00	#DIV/0!	\$2,440	\$0.06	0.00	8-NLE 1247/543	005-014-001-25	08-ACREAGE	401	
005-015-016-10	3334 OLD HORTON BAY RD	09/12/19	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$22,500	64.29	\$54,300	\$19,080	\$38,380	0.0	0.0	10.10	10.10	#DIV/0!	\$1,889	\$0.04	0.00	8-NLW 1233/24		08-ACREAGE	401	
005-015-016-10	3334 OLD HORTON BAY RD	11/12/20	\$48,400	WD	03-ARM'S LENGTH	\$48,400	\$22,200	45.87	\$54,300	\$32,480	\$38,380	0.0	0.0	10.10	10.10	#DIV/0!	\$3,216	\$0.07	0.00	8-NLW 1279/881		08-ACREAGE	401	
005-023-011-00	1975 CLUTE RD W	06/03/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,500	54.00	\$38,000	\$25,000	\$38,000	0.0	0.0	9.50	9.50	#DIV/0!	\$2,632	\$0.06	0.00	8-NLE 1259/99		08-ACREAGE	402	
005-200-005-50	3090 GLENWOOD BEACH DR	09/13/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$134,300	33.58	\$298,572	\$400,000	\$296,400	57.0	150.0	0.20	0.20	\$7,018	\$2,040,816	\$46.85	57.00	8-CVX 1234/96		08-GLENWOOD BEACH LAKE	401	
005-200-011-10	3178 GLENWOOD BEACH DR	03/30/20	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$247,300	27.79	\$678,574	\$471,426	\$260,000	50.0	150.0	0.17	0.17	\$9,429	\$2,740,849	\$62.92	50.00	8-CVX 1255/65		08-GLENWOOD BEACH LAKE	401	
005-200-028-00	3670 GLENWOOD BEACH DR	08/03/20	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$234,400	32.11	\$468,805	\$629,195	\$368,000	100.0	400.0	0.46	0.23	\$6,292	\$1,367,815	\$31.40	100.00	8-NLE 1267/160	005-200-029-00	08-GLENWOOD BEACH LAKE	401	
005-017-015-00	3470 BOYNE CITY RD	06/24/20	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$678,300	38.76	\$1,844,435	\$591,965	\$686,400	143.0	300.0	2.28	2.28	\$4,140	\$259,976	\$5.97	143.00	8-CVX 1262/616		08-LAKE CHARLEVOIX	401	
005-021-036-00	3991 PINEHURST SHORES DR	09/11/20	\$2,450,000	WD	03-ARM'S LENGTH	\$2,450,000	\$785,100	32.04	\$2,197,203	\$1,056,797	\$804,000	167.5	350.0	1.35	1.35	\$6,309	\$785,139	\$18.02	167.50	8-CVX		08-LAKE CHARLEVOIX	401	
005-350-005-00	2603 PINE BLVD	10/16/20	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$341,400	33.15	\$1,008,340	\$750,204	\$728,544	151.8	294.0	1.02	1.02	\$4,943	\$732,621	\$16.82	151.78	8-CVX 1277/287		08-LAKE CHARLEVOIX	401	
005-500-005-00	3954 SPRINGWATER BEACH RD	04/22/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$131,200	32.80	\$605,720	\$70,280	\$276,000	100.0	164.0	0.38	0.38	\$703	\$186,915	\$4.29	100.00	8-CVX 1220/662		08-LAKE CHARLEVOIX	401	
005-500-053-10	3312 SPRINGWATER BEACH RD	06/04/20	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$464,800	69.37	\$843,050	\$306,950	\$480,000	100.0	200.0	0.46	0.46	\$3,070	\$668,736	\$15.35	100.00	8-CVX 1260/780		08-LAKE CHARLEVOIX	401	
005-500-037-00	3514 SPRINGWATER BEACH RD	01/03/20	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$297,500	34.80	\$808,114	\$739,136	\$692,250	300.0	325.0	1.12	0.60	\$2,464	\$659,943	\$15.15	300.00	8-SWB 1245/135	005-500-099-00	08-LAKE CHARLEVOIX	401	
005-500-099-00	SPRINGWATER BEACH RD	01/03/20	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$297,500	34.80	\$808,114	\$739,136	\$692,250	300.0	325.0	1.12	0.52	\$2,464	\$659,943	\$15.15	300.00	8-SWB 1245/135	005-500-037-00	08-LAKE CHARLEVOIX	401	
005-021-010-10	3835 PINEHURST SHORES DR	07/09/19	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$102,200	44.05	\$291,094	\$24,906	\$84,000	0.0	0.0	1.11	1.11	#DIV/0!	\$22,478	\$0.52	0.00	8-NLK 1227/506		08-O CONNOR PK-NEW PINEHURST SM AC	401	
005-100-004-00	2779 GENESIS DR	12/18/19	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$116,200	44.27	\$314,893	\$22,607	\$75,000	0.0	0.0	0.69	0.69	#DIV/0!	\$32,811	\$0.75	0.00	8-NLK 1244/269		08-O CONNOR PK-NEW PINEHURST SM AC	401	
005-021-037-00	2091 CEDAR ST	12/11/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$162,900	34.29	\$319,684	\$215,316	\$60,000	79.0	124.0	0.23	0.23	\$2,726	\$956,960	\$21.97	79.00	8-NLK 1244/841		08-PHS/GWB/SWT BK LT RATE	401	
005-500-107-00	3417 SPRINGWATER BEACH RD	09/30/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,800	50.73	\$167,654	\$2,346	\$60,000	50.0	140.0	0.16	0.16	\$47	\$14,571	\$0.33	50.00	8-NLK 1278/962		08-PHS/GWB/SWT BK LT RATE	401	
005-017-003-10	3773 BOYNE CITY RD	01/29/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$74,600	27.53	\$162,548	\$137,349	\$28,897	0.0	0.0	4.07	4.07	#DIV/0!	\$33,747	\$0.77	0.00	8-NLK 1289/926		08-SM AC UNDR 1/BK LT	401	
005-017-008-30	4398 HILL ST (PVT)	06/30/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$34,600	62.91	\$69,099	\$48,340	\$62,439	0.0	0.0	3.27	1.99	#DIV/0!	\$14,783	\$0.34	0.00	8-NLK 1284/39	005-017-008-40	08-SM AC UNDR 1/BK LT	401	
005-021-010-40	2790 BOYNE CITY RD	05/22/19	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$70,600	42.53	\$157,144	\$28,012	\$19,156	0.0	0.0	1.60	1.60	#DIV/0!	\$17,475	\$0.40	0.00	8-NLK 1223/444		08-SM AC UNDR 1/BK LT	401	
005-023-001-00	3072 WILDWOOD HARBOR RD	10/21/19	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$90,300	36.56	\$211,987	\$62,379	\$27,366	0.0	0.0	2.29	2.29	#DIV/0!	\$27,240	\$0.63	0.00	8-NLE 1238/725		08-SM AC UNDR 1/BK LT	401	
005-023-001-20	3012 WILDWOOD HARBOR RD	03/02/20	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$86,200	46.06	\$207,264	\$5,628	\$21,392	0.0	0.0	1.12	1.12	#DIV/0!	\$5,025	\$0.12	0.00	8-NLE 1250/896		08-SM AC UNDR 1/BK LT	401	
005-026-009-75	1009 COURT ST E	02/05/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$217,700	46.82	\$445,996	\$39,200	\$20,196	0.0	0.0	1.69	1.69	#DIV/0!	\$23,195	\$0.53	0.00	8-NLE 1292/462		08-SM AC UNDR 1/BK LT	401	
005-036-002-10	2105 BOYNE CITY RD	09/25/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$96,000	25.26	\$208,089	\$191,011	\$19,100	0.0	0.0	1.00	1.00	#DIV/0!	\$191,011	\$4.39	0.00	8-NLW 1272/909		08-SM AC UNDR 1/BK LT	401	
005-036-001-50	38 OLD STATE RD	05/03/19	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$170,000	40.09	\$339,805	\$159,752	\$75,557	0.0	0.0	9.87	3.00	#DIV/0!	\$16,179	\$0.37	0.00	8-NLE 1221/730	005-036-001-70, 005-036-001-80	08-SM AC UNDR 1/BK LT	401	
005-050-006-00	1700 BOYNE COVE DR	09/02/20	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$21,600	65.45	\$80,000	\$33,000	\$80,000	0.0	0.0	1.51	1.51	#DIV/0!	\$21,854	\$0.50	0.00	8-NLE 1269/868		08-SM AC UNDR 1/BK LT	401	
005-100-016-00	2640 BOYNE CITY RD	08/07/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$41,100	41.14	\$78,670	\$50,825	\$29,595	0.0	0.0	1.03	1.03	#DIV/0!	\$49,201	\$1.13	0.00	8-NLK 1268/564		08-SM AC UNDR 1/BK LT	401	
005-600-028-00	3910 WILDWOOD DR	12/11/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$184,500	46.13	\$372,332	\$37,668	\$10,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	8-WLK 1283/437		08-WLLN LK FTG	401	
005-600-030-00	3890 WILDWOOD DR	07/16/19	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$160,500	43.97	\$372,332	\$2,668	\$10,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	8-WLK 1228/615		08-WLLN LK FTG	401	
005-600-034-00	3895 WILDWOOD DR	10/15/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$163,400	40.85	\$329,742	\$80,258	\$10,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	8-WLK 1279/274		08-WLLN LK FTG	401	
Totals:			\$15,075,300			\$15,075,300	\$5,644,100		\$14,149,933	\$7,113,079	\$6,185,540	1,598.3		95.99	86.49									
							Sale. Ratio =>		37.44			Average		Average			Average							
							Std. Dev. =>		11.46			per FF=>		per Net Acre=>	74,099.98		per SqFt=>		\$1.70					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Other Parcels in Sale	Land Table
005-500-005-00	3954 SPRINGWATER BEACH RD	04/22/19	\$400,000	WD	\$400,000	\$605,720	\$276,619	\$123,381	\$182,834	0.675	1,311	\$94.11	8-CVX	WOOD FRAME		08-LAKE CHARLEVOIX
005-500-053-10	3312 SPRINGWATER BEACH RD	06/04/20	\$670,000	WD	\$670,000	\$843,050	\$480,269	\$189,731	\$201,545	0.941	1,901	\$99.81	8-CVX	WOOD FRAME		08-LAKE CHARLEVOIX
005-017-015-00	3470 BOYNE CITY RD	06/24/20	\$1,750,000	WD	\$1,750,000	\$1,844,435	\$733,687	\$1,016,313	\$617,082	1.647	4,555	\$223.12	8-CVX	WOOD FRAME		08-LAKE CHARLEVOIX
005-350-005-00	2603 PINE BLVD	10/16/20	\$1,030,000	WD	\$1,030,000	\$1,008,340	\$729,776	\$300,224	\$154,758	1.940	2,079	\$144.41	8-CVX	WOOD FRAME		08-LAKE CHARLEVOIX
005-350-004-00	2687 PINE BLVD	05/24/19	\$1,750,000	WD	\$1,750,000	\$1,622,919	\$483,752	\$1,266,248	\$632,871	2.001	4,834	\$261.95	8-CVX	WOOD FRAME		08-LAKE CHARLEVOIX
005-021-036-00	3991 PINEHURST SHORES DR	09/11/20	\$2,450,000	WD	\$2,450,000	\$2,197,203	\$806,437	\$1,643,563	\$772,648	2.127	5,049	\$325.52	8-CVX	CUSTOM		08-LAKE CHARLEVOIX
005-200-011-10	3178 GLENWOOD BEACH DR	03/30/20	\$890,000	WD	\$890,000	\$678,574	\$265,373	\$624,627	\$229,556	2.721	1,840	\$339.47	8-CVX	WOOD FRAME		08-GLENWOOD BEACH LAKE
005-023-001-20	3012 WILDWOOD HARBOR RD	03/02/20	\$191,500	WD	\$191,500	\$207,264	\$23,353	\$168,147	\$130,433	1.289	1,815	\$92.64	8-NLE	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-013-010-10	3998 WILDWOOD HARBOR RD	12/30/19	\$170,000	WD	\$170,000	\$176,492	\$68,148	\$101,852	\$76,840	1.326	950	\$107.21	8-NLE	WOOD FRAME	005-014-001-25	08-ACREAGE
005-026-009-75	1009 COURT ST E	02/05/21	\$465,000	WD	\$465,000	\$445,996	\$33,677	\$431,323	\$292,425	1.475	2,580	\$167.18	8-NLE	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-036-001-50	38 OLD STATE RD	05/03/19	\$424,000	WD	\$424,000	\$339,805	\$89,426	\$334,574	\$208,913	1.602	1,875	\$178.44	8-NLE	WOOD FRAME	005-036-001-70, 005-036-001-80	08-SM AC UNDR 1/BK LT
005-023-001-00	3072 WILDWOOD HARBOR RD	10/21/19	\$247,000	WD	\$247,000	\$211,987	\$27,366	\$219,634	\$130,937	1.677	1,028	\$213.65	8-NLE	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-012-058-00	90 SHADOW TRAILS RD W	09/13/19	\$190,000	WD	\$190,000	\$137,581	\$26,738	\$163,262	\$78,612	2.077	1,192	\$136.96	8-NLE	WOOD FRAME		08-ACREAGE
005-017-011-00	3580 BOYNE CITY RD	08/02/19	\$112,000	WD	\$112,000	\$148,838	\$33,124	\$78,876	\$79,803	0.988	1,782	\$44.26	8-NLK	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-500-107-00	3417 SPRINGWATER BEACH RD	09/30/20	\$110,000	WD	\$110,000	\$167,654	\$60,000	\$50,000	\$74,244	0.673	1,144	\$43.71	8-NLK	WOOD FRAME		08-PHS/GWB/SWT BK LT RATE
005-021-010-10	3835 PINEHURST SHORES DR	07/09/19	\$232,000	WD	\$232,000	\$291,094	\$88,153	\$143,847	\$139,959	1.028	1,352	\$106.40	8-NLK	WOOD FRAME		08-O CONNOR PK-NEW PINEHURST SM AC
005-017-023-00	3780 BOYNE CITY RD	09/01/19	\$240,000	WD	\$240,000	\$321,737	\$21,804	\$218,196	\$206,850	1.055	1,416	\$154.09	8-NLK	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-100-004-00	2779 GENESIS RD	12/18/19	\$262,500	WD	\$262,500	\$314,893	\$79,431	\$183,069	\$163,848	1.117	1,680	\$108.97	8-NLK	WOOD FRAME		08-O CONNOR PK-NEW PINEHURST SM AC
005-021-010-40	2790 BOYNE CITY RD	05/22/19	\$166,000	WD	\$166,000	\$157,144	\$19,156	\$146,844	\$95,164	1.543	1,499	\$97.96	8-NLK	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-021-037-00	2091 CEDAR ST	12/11/19	\$475,000	WD	\$475,000	\$319,684	\$60,276	\$414,724	\$178,902	2.318	2,418	\$171.52	8-NLK	WOOD FRAME		08-PHS/GWB/SWT BK LT RATE
005-017-003-10	3773 BOYNE CITY RD	01/29/21	\$271,000	WD	\$271,000	\$162,548	\$30,230	\$240,770	\$91,254	2.638	1,548	\$155.54	8-NLK	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-600-029-00	3890 WILDWOOD DR	10/15/20	\$350,000	WD	\$350,000	\$372,332	\$10,336	\$339,664	\$304,198	1.117	2,640	\$128.66	8-WLK	CONDO		08-WLLN LK FTG
005-600-030-00	3890 WILDWOOD DR	07/16/19	\$365,000	WD	\$365,000	\$372,332	\$10,336	\$354,664	\$304,198	1.166	2,640	\$134.34	8-WLK	CONDO		08-WLLN LK FTG
005-600-028-00	3910 WILDWOOD DR	12/11/20	\$400,000	WD	\$400,000	\$372,332	\$10,336	\$389,664	\$304,198	1.281	2,640	\$147.60	8-WLK	CONDO		08-WLLN LK FTG
005-600-034-00	3895 WILDWOOD DR	10/15/20	\$400,000	WD	\$400,000	\$329,742	\$10,336	\$389,664	\$268,408	1.452	2,640	\$147.60	8-WLK	CONDO		08-WLLN LK FTG
Totals:			\$14,011,000		\$14,011,000	\$13,649,696		\$17,592,066	\$10,659,958			\$153.00				
005-021-013-10	2773 BOYNE CITY RD	02/05/20	\$91,000	WD	\$91,000	\$175,297	\$70,440	\$20,560	\$72,315	0.284	1,756	\$11.71	8-NLK	MOBILE HOME		08-ACREAGE
005-500-037-00	3514 SPRINGWATER BEACH RD	01/03/20	\$855,000	WD	\$855,000	\$808,114	\$693,174	\$161,826	\$45,976	3.520	770	\$210.16	8-SWB	LOG STYLE	005-500-099-00	
005-500-099-00	SPRINGWATER BEACH RD	01/03/20	\$855,000	WD	\$855,000	\$808,114	\$693,174	\$161,826	\$45,976	3.520	770	\$210.16	8-SWB	LOG STYLE	005-500-037-00	
005-036-001-65	728 ADDIS RD N	09/30/19	\$110,000	WD	\$110,000	\$187,162	\$27,828	\$82,172	\$113,003	0.727	1,680	\$48.91	8-NLE	MANF/MOD		08-SM AC UNDR 1/BK LT
005-015-016-10	3334 OLD HORTON BAY RD	11/12/20	\$48,400	WD	\$48,400	\$54,300	\$38,380	\$10,020	\$16,081	0.623	0	#DIV/0!	8-NLW	MANF/MOD		08-ACREAGE
005-028-002-10	2105 BOYNE CITY RD	09/25/20	\$380,000	WD	\$380,000	\$208,089	\$31,220	\$348,780	\$178,402	1.955	3,328	\$104.80	8-NLW	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-100-016-00	2640 BOYNE CITY RD	08/07/20	\$99,900	WD	\$99,900	\$78,670	\$32,963	\$66,937	\$49,682	1.347	1,104	\$60.63	8-NLK	MOBILE HOME		08-SM AC UNDR 1/BK LT
005-036-015-00	194 M-75 N	12/10/20	\$110,000	WD	\$110,000	\$177,390	\$20,554	\$89,446	\$111,231	0.804	1,432	\$62.46	8-NLE	WOOD FRAME		08-SM AC UNDR 1/BK LT
005-023-013-00	1610 CLUTE RD W	11/05/19	\$220,000	WD	\$220,000	\$322,029	\$74,092	\$145,908	\$178,207	0.819	1,612	\$90.51	8-NLE	WOOD FRAME		08-ACREAGE

Industrial Sales in Northern Lower Michigan

Location	Building Size	Sale Price	Sale Date	S. P. per Sq. Ft.	Comments
1701 Standish Ave. Petoskey	64,087 SF	\$420,000	06/16	\$6.55	Masonry frame manufacturing building, built in 1958, 18' to 22' eaves, def. maintenance; change occupancy to Storage Warehouse
12501 Taylor Rd. Charlevoix	59,019 SF	\$720,000	08/16	\$12.20	Steel frame manufacturing building, built 1986- 1994, 10% office, 24' eaves
4610 Industrial Dr. Kincheloe	76,210 SF	\$360,000	03/17	\$4.72	Older masonry and steel frame lt industrial building, 16' eaves, small office area
2532 Benzie Hwy. Benzonia	77,557 SF	\$1,500,000	08/17	\$19.37	Steel frame, lt industrial, built 1943- 1990's. 12% office, 16'
10791 Water RV Drive. Gaylord	52,710 SF	\$1,200,000	01/18	\$22.76	Steel frame warehouse, built 1991, 10.7 % office, 24' eave
2464 Silver Fox, Gaylord	33,167 SF	\$925,000	05/18	\$27.89	Steel frame, Lt Ind, built 2006, 18% office, 18' eaves
3175 Union Ave SE Wyoming	58,679 SF	\$1,125,000	12/18	\$19.17	Masonry and steel frame, built 1968- 1984, 6.8 % office 18' eave
900 S Division Rd Grand Rapids	67,200 SF	\$1,300,000	04/19	\$19.35	Masonry frame, built 1930, small office area 10' to 20' eave height
2700 Patterson Ave. Grand Rapids	113,740 SF	\$2,337,500	07/19	\$20.55	Masonry frame built 1967, 7.7% office area, 18' eave
1310 Higgins Drive, Cheboygan	14,690 SF	\$210,000	05/19	\$14.30	Steel frame built in 1967, 10% finished office 12' eaves
90 Spring St. Kent City	160,000 SF	\$1,750,000	08/19	\$10.94	Masonry Frame, built 1965, 20' to 26' eave height
406 S. Park Dr. Kalkaska	46,300 SF	\$1,150,000	02/20	\$24.83	Steel frame lt industrial, built 1983, 5.2% office, 18' eaves; MJ Sale
1484 O Rourke Blvd Gaylord	10,358 SF	\$315,000	11/19	\$30.41	Steel frame built in 1982, 18' eve, 10% office; Lite Mfg
390 Riggs Dr. Cheboygan	24,000 SF	\$335,000	03/20	\$13.96	Steel frame lt industrial, built 1987, 8.5% office, 18' eaves
Mean of all Indicators \$17.64/ SF					

The immediate market area as well as the surrounding area has been researched for the most comparative industrial facilities. Little to no sales activity is noted. This office has reviewed multiple listing databases, neighboring County Equalization files and discussed with other property valuation experts. The above chart of sales and listing surrounding the area is compiled.

Although the industrial sales were listed, labeled, and analyzed, not much weight was considered on the analysis due to the fact most sales occurred in and around larger populations which experienced labor, better infrastructure, utilities, and access to skilled labor. Based on this information, and the availability of enough commercial sales in the area, my decision to arrive at a reliable ECF is to use the established commercial sales to weigh my decision on the improved commercial market.