

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
007-220-001-00	4295 W STANTON RD	7/25/2023	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$234,000
007-352-017-00	135 DICKERSON VIEW	9/18/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$123,100
007-390-012-00	222 LAKE DR	12/12/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$53,600
007-420-007-00		2/7/2025	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$180,400
007-420-054-00	259 IVASON DR	6/13/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,700
007-420-054-00	259 IVASON DR	7/2/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$107,700
007-420-058-00	229 IVASON DR	2/7/2025	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$180,400
007-545-014-00	WOODLAND DR	11/17/2023	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$147,300
Totals:			\$2,707,500			\$2,707,500	\$1,125,200
							Sale. Ratio =>
							Std. Dev. =>

DICKERSON LAKE AND LAKE MONTCALM ECF 1.481 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
38.36	\$592,309	\$155,171	\$454,829	\$298,184	1.525	1,958	\$232.29	'4002
35.68	\$308,671	\$50,189	\$294,811	\$176,291	1.672	1,280	\$230.32	'4002
67.00	\$127,096	\$17,112	\$62,888	\$72,106	0.872	925	\$67.99	'4004
48.76	\$385,464	\$81,593	\$288,407	\$207,278	1.391	1,204	\$239.54	'4002
38.71	\$265,315	\$39,237	\$215,763	\$154,214	1.399	1,452	\$148.60	'4002
37.14	\$265,332	\$39,237	\$250,763	\$154,214	1.626	1,452	\$172.70	'4002
48.76	\$386,356	\$82,468	\$287,532	\$207,278	1.387	1,204	\$238.81	'4002
38.01	\$337,504	\$83,231	\$304,269	\$188,629	1.613	1,092	\$278.63	'4002
	\$2,668,047		\$2,159,262	\$1,458,194			\$201.11	
41.56				E.C.F. =>	1.481		Std. Deviation=>	0.25493412
10.60				Ave. E.C.F. =>	1.436		Ave. Variance=>	17.3362

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
8.9504	RANCH	\$136,100		4002 DICKERSON LAKE RESORT	401
23.6471	TWO-STORY	\$45,000		4002 DICKERSON LAKE RESORT	401
56.3666	RANCH	\$15,112		4004 LAKE MONTCALM	401
4.4425	RANCH	\$79,715		4002 DICKERSON LAKE RESORT	001
3.6712	RANCH	\$36,704		4002 DICKERSON LAKE RESORT	401
19.0245	RANCH	\$36,704		4002 DICKERSON LAKE RESORT	401
4.8646	RANCH	\$80,590		4002 DICKERSON LAKE RESORT	401
17.7229	RANCH	\$69,389	007-230-011-00	4002 DICKERSON LAKE RESORT	401
4.4952					

Coefficient of Var=> 12.07403338

Building Depr.	Restriction Notes	Building Occupancy
75		Single Family
94		Single Family
65		Single Family
83		Single Family
78		Single Family
78		Single Family
83	ACRES ARE VACATED IVASON ST JUDGEMENT	Single Family
72		Single Family
