

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
014-003-023-00	8688 PAKES RD	6/26/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$197,200
014-010-030-20	891 OAK DR	6/21/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$136,200
014-205-012-00	1240 S VINING RD	9/8/2023	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$79,600
014-205-023-00	1364 VINING RD	7/30/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$113,800
014-205-034-00	1520 S VINING RD	11/8/2023	\$526,000	WD	03-ARM'S LENGTH	\$526,000	\$168,200
014-500-004-00	271 PINE DR	8/9/2023	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$51,400
014-500-022-00	471 PINE DR	9/22/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$127,400
014-500-022-50	451 PINE DR	9/29/2023	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,700
014-630-001-00	611 SUNNY TRAIL	9/6/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,000
014-640-103-00	9170 W COLBY RD	8/17/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$82,200
014-701-009-00	1291 SHADY LANE	6/19/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,500
Totals:			\$3,267,900			\$3,267,900	\$1,262,200
							Sale. Ratio =>
							Std. Dev. =>

TURK LAKE ECF 1.464 CALCULATED 1.464 APPLIED

014-010-031-00	810 SHADY LANE	7/31/2024	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$123,100
----------------	----------------	-----------	-----------	-----	-----------------	-----------	-----------

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
56.34	\$415,904	\$48,133	\$301,867	\$263,774	1.144	1,900	\$158.88	'4500
46.17	\$320,447	\$92,947	\$202,053	\$163,154	1.238	1,508	\$133.99	'4500
25.93	\$187,742	\$69,268	\$237,732	\$84,988	2.797	1,088	\$218.50	'4500
43.77	\$262,821	\$90,139	\$169,861	\$123,875	1.371	1,836	\$92.52	'4500
31.98	\$513,488	\$127,619	\$398,381	\$276,807	1.439	1,972	\$202.02	'4500
20.89	\$186,951	\$37,687	\$208,313	\$107,076	1.945	988	\$210.84	'4500
36.40	\$346,522	\$100,937	\$249,063	\$176,172	1.414	1,540	\$161.73	'4500
31.49	\$187,198	\$67,006	\$182,894	\$86,220	2.121	761	\$240.33	'4500
48.66	\$383,241	\$110,098	\$224,902	\$195,941	1.148	1,417	\$158.72	'4500
41.31	\$200,451	\$48,830	\$150,170	\$108,766	1.381	1,318	\$113.94	'4500
43.00	\$147,994	\$59,315	\$90,685	\$63,614	1.426	840	\$107.96	'4500
	\$3,152,759		\$2,415,921	\$1,650,387			\$163.58	
38.62				E.C.F. =>	1.464		Std. Deviation=>	0.50555423
10.49				Ave. E.C.F. =>	1.584		Ave. Variance=>	38.3943

27.66	\$239,347	\$75,967	\$369,033	\$132,614	2.783	1,008	\$366.10	'4500
-------	-----------	----------	-----------	-----------	-------	-------	----------	-------

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
43.9675	1 STORY	\$40,380		4010 MONTCALM TOWNSHIP	401
34.5672	1 STORY	\$87,510		4500 TURK LAKE	401
121.3151	1 STORY	\$62,618		4500 TURK LAKE	401
21.2862	1 STORY	\$90,139		4500 TURK LAKE	401
14.4889	1 STORY	\$123,469		4500 TURK LAKE	401
36.1378	1 STORY	\$37,452		4500 TURK LAKE	401
17.0342	TWO STORY	\$100,937		4500 TURK LAKE	401
53.7157	1 STORY	\$67,006		4500 TURK LAKE	401
43.6286	1.75 STORY	\$103,160		4500 TURK LAKE	401
20.3420	1 STORY	\$48,437		4500 TURK LAKE	401
15.8540	1 STORY	\$57,735		4500 TURK LAKE	401

12.0240

Coefficient of Var=> 24.23743473

278.2760 1 STORY \$70,100 014-010-031-10, 014-010-031-20 4500 TURK LAKE 401

Building Depr.	Building Occupancy
74	Single Family
64	Single Family
59	Single Family
57	Single Family
83	Single Family
68	Single Family
73	Single Family
60	Single Family
67	Single Family
53	Single Family
49	Single Family

60 Single Family