

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
002-011-029-00		08/15/23	\$115,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$115,000	\$93,800	
003-016-009-50	8037 S STEVENSON RD	05/24/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,400	
006-007-002-01	E KENDAVILLE RD	11/09/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,300	
006-007-008-00	4680 N SHERIDAN RD	05/03/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,700	
008-003-012-10	6765 S GREENVILLE RD	04/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$151,500	
010-008-014-01	4691 W COUNTY FARM RD	12/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,200	
013-170-010-00	116 W SECOND ST	07/24/24	\$200,000	PTA	33-TO BE DETERMINED	\$200,000	\$51,200	
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200	
010-017-024-00	4220 W CARSON CITY RD	08/22/23	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$96,400	
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900	
014-034-010-60	8898 W PECK RD	03/15/24	\$141,766	MLC	03-ARM'S LENGTH	\$141,766	\$52,400	
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200	
019-015-015-02	2991 S DERBY RD	01/25/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$103,000	
Totals:			\$3,246,766			\$2,811,766	\$1,040,200	
							Sale. Ratio =>	
							Std. Dev. =>	

PINE TOWNSHIP COMMERCIAL ECF .799 APPLIED AND CALCULATED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
81.57	\$105,867	\$61,929	\$53,071	\$60,272	0.881	7,420	\$7.15	2004
23.89	\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004
38.11	\$83,979	\$67,766	\$22,234	\$22,240	1.000	336	\$66.17	2004
15.48	\$249,033	\$83,208	\$166,792	\$227,469	0.733	14,950	\$11.16	2004
25.25	\$405,639	\$48,642	\$551,358	\$489,708	1.126	6,000	\$91.89	2004
39.00	\$167,915	\$69,658	\$110,342	\$134,783	0.819	6,218	\$17.75	2004
25.60	\$159,948	\$11,515	\$188,485	\$211,443	0.891	2,391	\$78.83	2003
54.73	\$169,640	\$64,110	\$45,890	\$144,760	0.317	4,480	\$10.24	2004
38.56	\$221,904	\$48,603	\$201,397	\$237,724	0.847	18,384	\$10.96	2004
49.82	\$323,071	\$62,947	\$262,053	\$356,823	0.734	10,560	\$24.82	2004
36.96	\$149,613	\$27,946	\$113,820	\$166,896	0.682	6,496	\$17.52	2004
40.60	\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004
64.38	\$212,922	\$28,270	\$131,730	\$253,295	0.520	4,128	\$31.91	2004
	\$2,607,296		\$2,102,199	\$2,631,226			#DIV/0!	
36.99				E.C.F. =>	0.799		Std. Deviation=>	0.20279882
18.08				Ave. E.C.F. =>	0.778		Ave. Variance=>	20.2195

Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table
10.2778		\$0	Yes	002-011-018-11	2004 MONTCALM RURAL COMMERCIAL/INDU
2.8481	RANCH	\$43,524	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
22.1975		\$67,766	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
4.4501		\$75,763	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
34.8139		\$26,679	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
4.0910	1 STORY	\$101,857	No		2004 MONTCALM RURAL COMMERCIAL/INDU
89.1422		\$11,515	Yes		2003 MONTCALM VILLAGES COMM/IND
46.0745		\$64,110	No		2004 MONTCALM RURAL COMMERCIAL/INDU
6.9435		\$91,941	No		2004 MONTCALM RURAL COMMERCIAL/INDU
4.3346		\$94,870	No		2004 MONTCALM RURAL COMMERCIAL/INDU
9.5770		\$23,968	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
2.3339		\$88,560	No		2004 MONTCALM RURAL COMMERCIAL/INDU
25.7687		\$50,441	No		2004 MONTCALM RURAL COMMERCIAL/INDU
2.1190					

Coefficient of Var=> 25.99729004

Property Class	Building Depr.
301	0
201	95
302	0
201	0
201	0
201	23
201	0
201	0
201	0
201	0
201	0
201	0
