

# Land Analysis

**Munro General Twp Land Values (Ag, Com, Res)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
030-036-300-002-04	6812 LEVERING	02/02/24	\$15,000	WD	\$15,000	\$4,500	30.00	\$9,000	\$15,000	\$9,000	1.10	1.10	\$13,636
104-017-300-009-10	HUDSON	05/19/23	\$25,000	WD	\$25,000	\$0	0.00	\$9,450	\$25,000	\$9,450	1.20	1.20	\$20,833
151-017-400-006-01		07/12/22	\$11,500	WD	\$11,500	\$3,800	33.04	\$0	\$11,500	\$0	1.23	1.23	\$9,365
151-017-400-006-02		09/21/23	\$13,000	WD	\$13,000	\$5,300	40.77	\$0	\$13,000	\$0	1.35	1.35	\$9,630
091-002-100-013-00	11524 INVERNESS TRAIL	04/29/22	\$15,000	LC	\$15,000	\$3,200	21.33	\$11,236	\$15,000	\$9,000	1.44	1.44	\$10,453
151-018-200-003-03		08/02/22	\$15,000	WD	\$15,000	\$4,100	27.33	\$0	\$15,000	\$0	1.45	1.45	\$10,345
091-026-100-001-07	1823 SAND	06/08/22	\$17,000	WD	\$17,000	\$3,300	19.41	\$9,000	\$17,000	\$9,000	1.50	1.50	\$11,333
080-S19-000-032-00		08/31/23	\$12,500	WD	\$12,500	\$8,500	68.00	\$27,256	\$12,500	\$27,256	1.15	1.15	\$10,917
<b>Totals:</b>			<b>\$124,000</b>		<b>\$124,000</b>	<b>\$32,700</b>		<b>\$65,942</b>	<b>\$124,000</b>	<b>\$63,706</b>	<b>10.41</b>	<b>10.41</b>	
<b>Average</b>													
per Net Acre=>												<b>11,913.91</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
030-020-206-051-02		07/19/22	\$7,500	WD	\$7,500	\$2,500	33.33	\$5,000	\$7,500	\$5,000	2.00	2.00	\$3,750
091-028-100-001-07		10/06/22	\$3,000	WD	\$3,000	\$0	0.00	\$10,925	\$3,000	\$10,925	3.00	3.00	\$1,000
151-017-400-006-03	3022 ABBEY	07/27/22	\$16,500	WD	\$16,500	\$4,600	27.88	\$0	\$16,500	\$0	2.04	2.04	\$8,080
092-007-101-001-03		09/23/22	\$29,900	WD	\$29,900	\$0	0.00	\$10,800	\$29,900	\$10,800	2.40	2.40	\$12,458
091-003-200-003-06	INVERNESS TRAIL	01/05/24	\$12,000	WD	\$12,000	\$5,500	45.83	\$10,500	\$12,000	\$10,500	2.50	2.50	\$4,800
041-036-300-001-02		08/30/23	\$5,500	WD	\$5,500	\$7,000	127.27	\$0	\$5,500	\$0	2.69	2.69	\$2,048
041-033-100-001-04		08/25/22	\$26,250	WD	\$26,250	\$6,300	24.00	\$0	\$26,250	\$0	2.70	2.70	\$9,722
080-025-400-001-02	7485 S EXTENSION RD	05/02/22	\$316,000	WD	\$316,000	\$105,800	33.48	\$293,274	\$32,781	\$10,055	2.65	2.65	\$12,370
<b>Totals:</b>			<b>\$416,650</b>		<b>\$416,650</b>	<b>\$131,700</b>		<b>\$330,499</b>	<b>\$133,431</b>	<b>\$47,280</b>	<b>19.98</b>	<b>19.98</b>	
<b>Average</b>													
per Net Acre=>												<b>6,679.23</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
130-026-400-011-00	1082 OLD SCHOOL	09/21/23	\$25,000	WD	\$25,000	\$6,500	26.00	\$13,571	\$25,000	\$13,571	3.57	3.57	\$7,003
105-040-000-013-00	BONTER	10/05/23	\$22,500	WD	\$22,500	\$5,500	24.44	\$17,682	\$22,500	\$17,682	4.71	4.71	\$4,777
105-040-000-020-00	3614 BONTER	08/21/23	\$23,500	WD	\$23,500	\$5,600	23.83	\$18,102	\$23,500	\$18,102	4.81	4.81	\$4,886
041-009-300-002-04	16275 NIPIGON	03/21/24	\$22,500	WD	\$22,500	\$7,900	35.11	\$0	\$22,500	\$0	4.89	4.89	\$4,599
091-029-300-001-02	7400 CHURCH	08/07/23	\$20,000	WD	\$20,000	\$9,000	45.00	\$18,000	\$20,000	\$18,000	5.00	5.00	\$4,000
041-009-400-017-02	3121 W US-23	03/19/24	\$22,000	WD	\$22,000	\$7,900	35.91	\$0	\$22,000	\$0	5.01	5.01	\$4,396
080-025-200-006-00	7735 S EXTENSION	06/16/23	\$30,000	WD	\$30,000	\$8,200	27.33	\$0	\$30,000	\$0	5.60	5.60	\$5,353
080-025-200-006-00	7735 S EXTENSION RD	06/16/23	\$30,000	WD	\$30,000	\$8,200	27.33	\$16,622	\$30,000	\$16,622	5.60	5.60	\$5,357
<b>Totals:</b>			<b>\$195,500</b>		<b>\$195,500</b>	<b>\$58,800</b>		<b>\$83,977</b>	<b>\$195,500</b>	<b>\$83,977</b>	<b>39.19</b>	<b>39.19</b>	
<b>Average</b>													
per Net Acre=>												<b>4,988.39</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
091-010-216-160-00	10501 INVERNESS TRAIL	02/12/24	\$25,000	WD	\$25,000	\$9,800	39.20	\$20,475	\$25,000	\$20,475	6.00	6.00	\$4,167
101-034-200-003-02	3535 US 23	05/13/22	\$23,500	WD	\$23,500	\$9,000	38.30	\$23,000	\$23,500	\$23,000	6.00	3.00	\$3,917
091-019-400-010-02	8257 CHURCH	04/17/23	\$24,500	WD	\$24,500	\$10,500	42.86	\$20,925	\$24,500	\$20,925	6.95	6.95	\$3,525
091-019-400-010-01		04/17/23	\$26,500	WD	\$26,500	\$11,100	41.89	\$22,260	\$26,500	\$22,260	7.54	7.54	\$3,515

091-019-400-010-03		04/17/23	\$26,000	WD	\$26,000	\$11,300	43.46	\$22,657	\$26,000	\$22,657	7.71	7.71	\$3,372
091-023-400-001-06	1181 INDIAN TRAIL	09/29/23	\$35,000	WD	\$35,000	\$0	0.00	\$23,123	\$35,000	\$23,123	7.91	7.91	\$4,425
104-010-300-004-07	10123 N BLACK RIVER	03/15/24	\$34,000	WD	\$34,000	\$11,700	34.41	\$24,500	\$34,000	\$24,500	8.00	8.00	\$4,250
<b>Totals:</b>			<b>\$194,500</b>		<b>\$194,500</b>	<b>\$63,400</b>		<b>\$156,940</b>	<b>\$194,500</b>	<b>\$156,940</b>	<b>50.11</b>	<b>47.11</b>	
											Average		
											per Net Acre=>		<b>3,881.46</b>

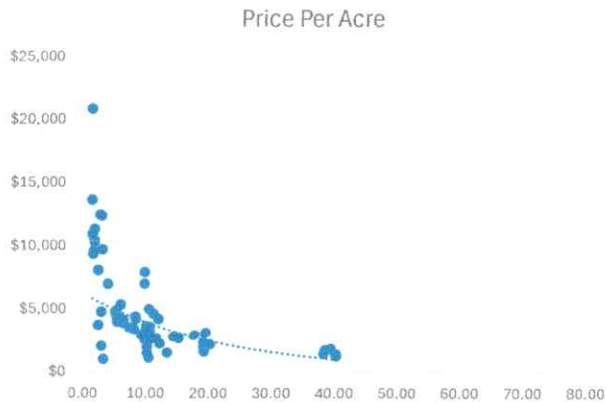
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
080-036-100-001-20		07/18/24	\$22,500	WD	\$22,500	\$0	0.00	\$24,423	\$22,500	\$24,423	10.01	10.01	\$2,248
102-035-200-006-08	US 23	08/10/23	\$27,000	WD	\$27,000	\$12,900	47.78	\$27,097	\$27,000	\$27,097	9.06	9.06	\$2,980
030-022-204-031-00		01/05/24	\$30,000	WD	\$30,000	\$13,300	44.33	\$26,600	\$30,000	\$26,600	9.40	9.40	\$3,191
120-019-115-141-00		08/25/23	\$66,000	WD	\$66,000	\$17,000	25.76	\$0	\$66,000	\$0	9.40	9.40	\$7,020
140-031-102-080-00	550 BROWN	02/10/23	\$15,000	WD	\$15,000	\$7,800	52.00	\$20,000	\$15,000	\$20,000	10.00	10.00	\$1,500
140-031-102-080-00	550 BROWN	03/03/23	\$32,500	WD	\$32,500	\$7,800	24.00	\$20,000	\$32,500	\$20,000	10.00	10.00	\$3,250
120-036-400-001-04	118 HORIZON	06/12/23	\$75,000	WD	\$75,000	\$12,800	17.07	\$0	\$75,000	\$0	9.46	9.46	\$7,932
104-029-113-121-00	7473 MCDONALD	01/31/23	\$24,900	WD	\$24,900	\$6,000	24.10	\$28,420	\$24,900	\$28,420	9.60	9.60	\$2,594
030-006-100-003-02	11474 N MACKINAW	02/10/23	\$35,000	LC	\$35,000	\$6,800	19.43	\$13,557	\$35,000	\$13,557	9.62	9.62	\$3,638
120-025-200-007-09	1567 S EXTENSION	06/02/22	\$28,000	WD	\$28,000	\$15,000	53.57	\$31,204	\$28,000	\$31,204	9.83	9.83	\$2,848
101-026-201-001-00	SEFFERN	11/11/22	\$20,000	WD	\$20,000	\$10,000	50.00	\$29,400	\$20,000	\$29,400	10.00	10.00	\$2,000
041-027-100-001-07	13706 ROSE	08/18/23	\$35,000	WD	\$35,000	\$13,600	38.86	\$0	\$35,000	\$0	10.05	10.05	\$3,483
104-014-113-122-00	9707 UPPER MOGRAIN	04/14/23	\$11,500	WD	\$11,500	\$14,100	122.61	\$29,652	\$11,500	\$29,652	10.20	10.20	\$1,127
104-014-113-122-00	9707 UPPER MOGRAIN	08/04/23	\$32,000	WD	\$32,000	\$14,100	44.06	\$29,652	\$32,000	\$29,652	10.20	10.20	\$3,137
104-014-100-002-02	9784 UPPER MOGRAIN	03/15/23	\$37,000	WD	\$37,000	\$10,200	27.57	\$29,702	\$37,000	\$29,702	10.24	10.24	\$3,613
104-010-300-004-08	10059 N BLACK RIVER	10/20/23	\$50,000	WD	\$50,000	\$14,500	29.00	\$30,408	\$50,000	\$30,408	10.80	10.80	\$4,630
104-033-200-005-09	6789 LITTLE CANADA	08/14/23	\$30,000	WD	\$30,000	\$19,000	63.33	\$38,000	\$30,000	\$38,000	11.40	11.40	\$2,632
120-013-400-011-04	3213 S EXTENSION	03/09/23	\$49,000	WD	\$49,000	\$15,000	30.61	\$0	\$49,000	\$0	11.61	11.61	\$4,221
104-004-400-014-00	2841 GILPIN	08/26/22	\$27,000	WD	\$27,000	\$13,500	50.00	\$37,960	\$27,000	\$37,960	11.98	11.98	\$2,254
041-024-200-023-01		06/08/22	\$20,000	WD	\$20,000	\$11,300	56.50	\$0	\$20,000	\$0	13.20	13.20	\$1,515
080-005-100-002-04		06/16/23	\$50,550	WD	\$50,550	\$0	0.00	\$24,455	\$50,550	\$24,455	10.11	10.11	\$5,000
<b>Totals:</b>			<b>\$717,950</b>		<b>\$717,950</b>	<b>\$234,700</b>		<b>\$440,530</b>	<b>\$717,950</b>	<b>\$440,530</b>	<b>216.17</b>	<b>216.17</b>	
											Average		
											per Net Acre=>		<b>3,321.29</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
104-015-200-001-03	9764 N BLACK RIVER	04/20/23	\$51,000	WD	\$51,000	\$18,400	36.08	\$38,737	\$51,000	\$38,737	17.41	17.41	\$2,929
041-036-100-003-02		08/22/22	\$40,000	WD	\$40,000	\$16,300	40.75	\$0	\$40,000	\$0	14.18	14.18	\$2,822
092-007-300-003-00	10054 TOWNLINE	06/20/22	\$31,000	WD	\$31,000	\$14,300	46.13	\$27,229	\$31,000	\$27,229	19.04	19.04	\$1,628
030-013-100-003-01		01/05/24	\$44,500	WD	\$44,500	\$19,400	43.60	\$38,800	\$44,500	\$38,800	19.00	19.00	\$2,342
101-034-300-019-00	12114 BUTLER	02/29/24	\$37,000	WD	\$37,000	\$19,400	52.43	\$40,740	\$37,000	\$40,740	19.00	19.00	\$1,947
041-009-400-018-00	16140 NIPIGON	07/29/22	\$60,000	LC	\$60,000	\$13,100	21.83	\$0	\$60,000	\$0	19.14	19.14	\$3,134
102-028-206-060-00	8880 US 23	03/08/23	\$44,000	WD	\$44,000	\$20,000	45.45	\$56,000	\$44,000	\$56,000	20.00	20.00	\$2,200
080-021-216-160-00		04/11/24	\$40,000	WD	\$40,000	\$11,300	28.25	\$22,500	\$40,000	\$22,500	15.00	15.00	\$2,667
<b>Totals:</b>			<b>\$347,500</b>		<b>\$347,500</b>	<b>\$132,200</b>		<b>\$224,006</b>	<b>\$347,500</b>	<b>\$224,006</b>	<b>142.77</b>	<b>142.77</b>	
											Average		
											per Net Acre=>		<b>2,434.07</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
104-015-100-001-09	N BLACK RIVER	04/08/22	\$55,000	WD	\$55,000	\$19,300	35.09	\$46,536	\$55,000	\$46,536	27.70	27.70	\$1,986
<b>Totals:</b>			<b>\$55,000</b>		<b>\$55,000</b>	<b>\$19,300</b>		<b>\$46,536</b>	<b>\$55,000</b>	<b>\$46,536</b>	<b>27.70</b>	<b>27.70</b>	
											Average		
											per Net Acre=>		1,985.56

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
105-012-100-001-02	WOODCOCK	10/12/23	\$55,000	WD	\$55,000	\$21,400	38.91	\$42,836	\$55,000	\$42,836	38.06	38.06	\$1,445
140-035-200-002-00		05/19/23	\$66,000	WD	\$66,000	\$22,100	33.48	\$44,202	\$66,000	\$44,202	38.27	38.27	\$1,725
151-010-100-018-00		03/29/23	\$72,000	WD	\$72,000	\$21,000	29.17	\$0	\$72,000	\$0	39.13	39.13	\$1,840
103-032-300-004-00		01/11/24	\$55,000	WD	\$55,000	\$22,000	40.00	\$44,000	\$55,000	\$44,000	40.00	40.00	\$1,375
080-005-200-005-00		09/13/22	\$50,000	WD	\$50,000	\$20,000	40.00	\$43,160	\$50,000	\$43,160	40.00	40.00	\$1,250
<b>Totals:</b>			<b>\$298,000</b>		<b>\$298,000</b>	<b>\$106,500</b>		<b>\$174,198</b>	<b>\$298,000</b>	<b>\$174,198</b>	<b>195.46</b>	<b>195.46</b>	
											Average		
											per Net Acre=>		1,524.62

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
041-027-100-002-00	2651 CAMPBELL	07/15/22	\$159,900	LC	\$159,900	\$38,400	24.02	\$0	\$159,900	\$0	77.38	77.38	\$2,066
140-025-200-001-00		12/16/22	\$80,000	WD	\$80,000	\$41,000	51.25	\$81,900	\$80,000	\$81,900	78.00	78.00	\$1,026
103-031-300-001-02		03/08/24	\$250,000	WD	\$250,000	\$118,000	47.20	\$236,000	\$250,000	\$236,000	236.00	236.00	\$1,059
091-023-100-001-00		08/31/22	\$120,000	WD	\$120,000	\$34,000	28.33	\$86,670	\$120,000	\$86,670	72.76	72.76	\$1,649
<b>Totals:</b>			<b>\$609,900</b>		<b>\$609,900</b>	<b>\$231,400</b>		<b>\$404,570</b>	<b>\$609,900</b>	<b>\$404,570</b>	<b>464.14</b>	<b>464.14</b>	
											Average		
											per Net Acre=>		1,314.03



Acres	Value
1.00	\$11,900
1.50	\$12,650
2.00	\$13,400
2.50	\$19,025
3.00	\$21,850
4.00	\$24,675
5.00	\$24,940
7.00	\$27,167
10.00	\$33,200
15.00	\$36,000
20.00	\$44,000
25.00	\$49,600
30.00	\$54,000
40.00	\$61,000
50.00	\$75,000
100.00	\$131,400

**401.2 Douglas Lake Land Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
080-021-204-035-00	8759 MANITOU SHORES TRL	05/27/22	\$380,000	WD	\$380,000	\$95,600	25.16	\$918,694	\$380,000	\$0	140.0	\$2,714
080-L09-000-035-00		10/19/23	\$275,000	WD	\$275,000	\$117,300	42.65	\$100,403	\$174,597	\$0	66.0	\$2,645
080-N20-000-007-00	10810 NORTHWOODS SHORES DR	10/17/22	\$1,100,000	WD	\$1,100,000	\$0	0.00	\$668,870	\$431,130	\$0	111.0	\$3,884
080-P14-000-012-00	8924 SILVER STRAND RD	09/29/23	\$300,000	WD	\$300,000	\$123,600	41.20	\$195,200	\$104,800	\$0	65.0	\$1,612
080-S15-000-006-00	9460 SILVER STRAND RD	07/19/22	\$385,000	WD	\$385,000	\$116,800	30.34	\$140,625	\$244,375	\$0	102.0	\$2,396
080-S15-000-011-01	9400 STAR TRL	07/01/22	\$717,500	WD	\$717,500	\$164,900	22.98	\$303,715	\$413,785	\$0	120.0	\$3,448
080-S16-000-016-00	9610 SILVER STRAND RD	07/07/23	\$280,000	WD	\$280,000	\$107,100	38.25	\$126,811	\$153,189	\$0	51.0	\$3,004
<b>Totals:</b>			<b>\$3,437,500</b>		<b>\$3,437,500</b>	<b>\$725,300</b>		<b>\$2,454,318</b>	<b>\$1,901,876</b>	<b>\$0</b>	<b>655.0</b>	
											<b>Average</b>	
											<b>per FF=&gt;</b>	<b>\$2,904</b>

**401.2 Douglas Lake Land Analysis Excess Frontage**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
080-017-100-017-02	9621 MACARTHUR RD	06/20/23	\$859,000	WD	\$859,000	\$192,400	22.40	\$156,161	\$702,839	\$0	344.0	\$2,043
080-S16-000-004-00	9700 SILVER STRAND RD	12/27/23	\$370,000	WD	\$370,000	\$166,600	45.03	\$229,813	\$140,187	\$0	240.0	\$584
080-S16-000-020-00	9560 SILVER STRAND RD	01/13/23	\$520,000	WD	\$520,000	\$151,000	29.04	\$228,039	\$291,961	\$0	162.0	\$1,802
<b>Totals:</b>			<b>\$1,749,000</b>		<b>\$1,749,000</b>	<b>\$510,000</b>		<b>\$614,013</b>	<b>\$1,134,987</b>	<b>\$0</b>	<b>746.0</b>	
											<b>Average</b>	
											<b>per FF=&gt;</b>	<b>\$1,521</b>

Total Frontage	746
First 100'	300
Excess Frontage	446
Value First 100'	\$871,088.24
Total Sale Price Residual	\$1,134,987
Excess Value	\$263,898.76
<b>Excess Value FF</b>	<b>\$591.70</b>

**401.5 Backlots Douglas Lake Area**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
080-B02-000-134-00	11399 DOUGLAS LAKE RD	11/17/23	\$175,000	WD	\$175,000	\$38,300	21.89	\$133,833	\$41,167	\$0	160.0	\$257
080-F06-000-013-00	7087 BRYANT RD	10/14/22	\$75,000	WD	\$75,000	\$25,000	33.33	\$8,546	\$66,454	\$0	103.0	\$645
080-F06-000-030-00	7084 BRYANT RD	07/28/23	\$171,000	WD	\$171,000	\$67,500	39.47	\$146,911	\$24,089	\$0	182.0	\$132
080-S15-000-051-04		05/09/22	\$60,000	WD	\$60,000	\$20,000	33.33	\$17,664	\$42,336	\$0	106.0	\$399
<b>Totals:</b>			<b>\$481,000</b>		<b>\$481,000</b>	<b>\$150,800</b>		<b>\$306,954</b>	<b>\$174,046</b>	<b>\$0</b>	<b>551.0</b>	
											<b>Average</b>	
											<b>per FF=&gt;</b>	<b>\$316</b>

**401.4 Lancaster Lake Land Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
080-008-100-012-00	10775 MACARTHUR RD	10/11/24	\$260,000	WD	\$260,000	\$101,500	39.04	\$145,656	\$114,344	\$0	200.0	\$572
<b>Totals:</b>			<b>\$260,000</b>		<b>\$260,000</b>	<b>\$101,500</b>		<b>\$145,656</b>	<b>\$114,344</b>	<b>\$0</b>	<b>200.0</b>	
											<b>Average</b>	
											<b>per FF=&gt;</b>	<b>\$572</b>

**401.3 Munro Lake Land Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
080-016-100-001-06		04/11/22	\$240,000	WD	\$240,000	\$0	0.00	\$0	\$240,000	\$0	272.0	346.0	\$882
080-016-105-047-01		09/15/23	\$139,000	WD	\$139,000	\$27,800	20.00	\$0	\$139,000	\$0	119.7	0.0	\$1,161
080-G07-000-005-00	E MUNRO LAKE DR	10/06/23	\$95,000	WD	\$95,000	\$22,600	23.79	\$0	\$95,000	\$0	97.0	0.0	\$979
080-S19-000-011-00	9912 W MUNRO LAKE DR	11/21/22	\$100,000	WD	\$100,000	\$16,300	16.30	\$32,550	\$100,000	\$32,550	145.0	0.0	\$690
080-W18-000-008-00	10204 W MUNRO LAKE DR	11/20/23	\$125,000	WD	\$125,000	\$18,600	14.88	\$37,200	\$125,000	\$37,200	160.0	0.0	\$781
080-W18-000-011-00	10218 W MUNRO LAKE DR	10/18/23	\$83,000	WD	\$83,000	\$18,600	22.41	\$0	\$83,000	\$0	80.0	0.0	\$1,038
080-W18-000-012-00	10222 W MUNRO LAKE DR	09/18/22	\$47,500	WD	\$47,500	\$17,400	36.63	\$0	\$47,500	\$0	80.0	0.0	\$594
<b>Totals:</b>			<b>\$829,500</b>		<b>\$829,500</b>	<b>\$121,300</b>		<b>\$69,750</b>	<b>\$829,500</b>	<b>\$69,750</b>	<b>953.7</b>		
											<b>Average</b>		
											<b>per FF=&gt;</b>	<b>\$870</b>	

# **ECF Analysis**

## Gen ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
080-002-200-001-07	7439 LEVERING RD	01/02/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$43,100	86.20	\$113,070	\$25,400	\$24,600	\$74,676	0.329
080-002-400-003-05	7280 BRANDAU RD	10/07/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$72,400	42.34	\$264,436	\$26,525	\$144,475	\$202,650	0.713
080-013-100-001-01	9891 WEADOCK RD	07/17/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$74,100	56.14	\$186,763	\$34,019	\$97,981	\$130,106	0.753
080-013-100-003-00	9809 WEADOCK RD	09/29/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$44,800	37.65	\$159,182	\$19,400	\$99,600	\$119,065	0.837
080-023-200-004-01	7105 W DOTSKI RD	02/15/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$189,308	\$19,986	\$380,014	\$144,227	2.635
080-025-400-001-02	7485 S EXTENSION RD	05/02/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$105,800	33.48	\$351,067	\$27,373	\$288,627	\$275,719	1.047
<b>Totals:</b>			<b>\$1,188,000</b>			<b>\$1,188,000</b>	<b>\$340,200</b>		<b>\$1,263,826</b>		<b>\$1,035,297</b>	<b>\$946,442</b>	<b>1.094</b>

E.C.F. =&gt; 1.094

## Douglas lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
080-021-212-105-00	8623 MANITOU SHORES TRL	04/24/24	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$741,000	44.91	\$1,546,495	\$402,444	\$1,247,556	\$898,705	1.388
080-029-100-003-02	7689 PELLIS ISLAND	09/05/24	\$525,000	WD	03-ARM'S LENGTH	\$505,000	\$223,900	44.34	\$557,921	\$312,012	\$192,988	\$193,173	0.999
080-B02-000-134-00	11399 DOUGLAS LAKE RD	11/17/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$38,300	21.89	\$169,897	\$58,060	\$116,940	\$87,853	1.331
080-F06-000-030-00	7084 BRYANT RD	07/28/23	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$67,500	39.47	\$188,427	\$65,012	\$105,988	\$96,948	1.093
080-L09-000-035-00		10/19/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,300	42.65	\$281,407	\$199,164	\$75,836	\$64,606	1.174
080-P14-000-012-00	8924 SILVER STRAND RD	09/29/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,600	41.20	\$362,498	\$196,915	\$103,085	\$130,073	0.793
080-S15-000-006-00	9460 SILVER STRAND RD	07/19/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$116,800	30.34	\$422,234	\$309,599	\$75,401	\$88,480	0.852
080-S15-000-051-04		05/09/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,000	33.33	\$63,437	\$33,496	\$26,504	\$23,520	1.127
080-S16-000-020-00	9560 SILVER STRAND RD	01/13/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$151,000	29.04	\$566,943	\$328,156	\$191,844	\$187,578	1.023
<b>Totals:</b>			<b>\$4,061,000</b>			<b>\$4,041,000</b>	<b>\$1,599,400</b>		<b>\$4,159,259</b>		<b>\$2,136,142</b>	<b>\$1,770,936</b>	<b>1.206</b>

E.C.F. =&gt; 1.206

## Munro Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
080-009-200-001-09	10796 E MUNRO LAKE DR	04/26/21	\$397,000	WD	\$397,000	\$108,200	27.25	\$343,235	\$36,247	\$360,753	\$306,988	1.175
080-G07-000-007-00	9869 E MUNRO LAKE DR	02/28/22	\$237,000	WD	\$237,000	\$51,400	21.69	\$174,026	\$91,890	\$145,110	\$82,136	1.767
080-M12-000-001-00	10019 E MUNRO LAKE DR	10/19/21	\$675,000	WD	\$675,000	\$0	0.00	\$535,684	\$203,250	\$471,750	\$332,434	1.419
080-M12-000-014-00	10171 E MUNRO LAKE DR	10/11/23	\$175,000	WD	\$175,000	\$96,900	55.37	\$260,290	\$95,978	\$79,022	\$164,312	0.481
080-S19-000-023-00	9815 W MUNRO LAKE DR	08/28/23	\$120,000	WD	\$120,000	\$70,700	58.92	\$116,893	\$7,917	\$112,083	\$108,976	1.029
080-W18-000-017-00	10246 W MUNRO LAKE DR	09/21/21	\$349,000	WD	\$349,000	\$117,600	33.70	\$364,650	\$190,200	\$158,800	\$174,450	0.910
<b>Totals:</b>			<b>\$1,953,000</b>		<b>\$1,953,000</b>	<b>\$444,800</b>		<b>\$1,794,778</b>		<b>\$1,327,518</b>	<b>\$1,169,296</b>	<b>1.135</b>

E.C.F. =&gt; 1.135



Multi Jurisdiction Rural Commercial ECF

Multi Unit Commercial Ecf

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-015-000-140-00	4610 AIRPORT RD	11/10/22	\$120,000	WD	\$120,000	\$41,900	34.92	\$136,678	\$91,841	\$28,159	\$62,797	0.448
03-06-10-400-022	6540 PARADISE TR	06/15/21	\$189,000	WD	\$189,000	\$110,600	58.52	\$331,406	\$116,375	\$72,625	\$239,722	0.303
03-06-10-400-032	6526 PARADISE TR	06/22/21	\$240,000	WD	\$240,000	\$186,600	77.75	\$368,008	\$122,151	\$117,849	\$271,665	0.434
03-06-15-200-045	6449 PARADISE TR	04/01/21	\$275,000	WD	\$275,000	\$105,000	38.18	\$292,450	\$53,462	\$221,538	\$266,430	0.832
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$26,900	22.42	\$122,416	\$90,553	\$29,447	\$44,626	0.660
001-028-000-160-01	3521 CO RD 612	04/11/23	\$500,000	WD	\$500,000	\$176,800	35.36	\$364,773	\$70,273	\$429,727	\$435,651	0.986
001-033-000-570-00	1525 FLEMING RD	05/15/23	\$550,000	WD	\$550,000	\$291,900	53.07	\$600,891	\$161,011	\$388,989	\$623,747	0.624
001-545-000-031-00	3599 CO RD 612	08/23/23	\$85,000	WD	\$85,000	\$32,100	37.76	\$90,513	\$61,560	\$23,440	\$40,550	0.578
001-631-000-001-00	4524 SALLING AVE (CR 612)	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-631-000-003-01	MANTZ ST	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-636-000-004-00	2961 MANTZ	12/01/23	\$70,000	WD	\$70,000	\$29,400	42.00	\$60,749	\$3,540	\$66,460	\$68,025	0.977
001-637-000-001-00	2935 JENSON ST	10/19/23	\$300,000	WD	\$300,000	\$85,400	28.47	\$243,656	\$61,560	\$238,440	\$255,036	0.935
014-026-012-00	7610 FAIR RD (PVT)	11/29/21	\$170,000	WD	\$170,000	\$79,100	46.53	\$158,251	\$127,006	\$42,994	\$51,902	0.828
014-035-008-30	7474 ROGERS RD	04/01/21	\$105,000	WD	\$105,000	\$77,200	73.52	\$154,469	\$37,159	\$67,841	\$117,310	0.578
014-035-008-30	7474 ROGERS RD	08/04/22	\$129,800	WD	\$129,800	\$77,200	59.48	\$154,469	\$37,159	\$92,641	\$117,310	0.790
001-640-000-005-02	4291 SALLING AVE (CR 612)	11/01/22	\$153,500	WD	\$153,500	\$201,900	131.53	\$328,259	\$93,120	\$60,380	\$279,595	0.216
001-642-000-007-01	4155 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$69,100	69.10	\$152,589	\$30,780	\$69,220	\$170,601	0.406
<b>Totals:</b>			<b>\$3,457,300</b>		<b>\$3,457,300</b>	<b>\$1,803,700</b>		<b>\$3,987,315</b>		<b>\$2,096,018</b>	<b>\$3,376,338</b>	<b>0.621</b>
											E.C.F. =>	<b>0.621</b>