

2023 BACKLOT LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
80-12-080-006-00	07/08/20	\$140,250	PTA	\$140,250	\$57,900	41.28	\$115,771	\$33,279	\$8,800	80.0	145.0	\$416	80.00
80-12-080-010-10	09/17/20	\$165,000	PTA	\$165,000	\$35,400	21.45	\$70,826	\$106,604	\$12,430	113.0	0.0	\$943	113.00
80-12-170-154-00	08/07/20	\$115,000	PTA	\$115,000	\$43,900	38.17	\$87,835	\$29,715	\$2,550	30.0	100.0	\$991	30.00
80-12-170-168-00	04/17/20	\$105,000	PTA	\$105,000	\$40,400	38.48	\$80,725	\$28,789	\$4,514	90.0	0.0	\$320	90.00
80-12-175-047-00	06/08/20	\$58,000	PTA	\$58,000	\$24,700	42.59	\$49,470	\$14,030	\$5,500	44.0	76.0	\$319	44.00
80-12-175-050-20	08/28/20	\$290,000	PTA	\$290,000	\$109,100	37.62	\$218,230	\$78,970	\$7,200	80.0	46.0	\$987	80.00
80-12-185-015-00	04/16/21	\$92,500	PTA	\$92,500	\$26,000	28.11	\$51,959	\$46,406	\$5,865	51.0	125.0	\$910	51.00
Totals:		\$965,750		\$965,750	\$337,400		\$674,816	\$337,793	\$46,859	488.0			
					Sale. Ratio =>	34.94			Average				
					Std. Dev. =>	7.70			per FF=>			\$692	

USED 700 FF

2023 AGRICULTURAL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
80-12-016-003-12	11/12/21	\$250,000	WD	\$250,000	\$129,900	51.96	\$259,700	\$72,580	\$82,280	16.25	16.25	\$4,466
80-12-019-003-01	01/14/21	\$156,000	PTA	\$156,000	\$62,300	39.94	\$124,600	\$70,519	\$39,119	8.21	8.21	\$8,589
80-12-019-011-62	11/15/21	\$250,000	WD	\$250,000	\$87,800	35.12	\$175,520	\$130,752	\$56,272	15.52	15.52	\$8,426
80-12-020-003-00	04/16/20	\$250,000	PTA	\$250,000	\$157,400	62.96	\$314,769	\$94,731	\$159,500	40.00	40.00	\$2,368
80-12-020-003-15	07/15/21	\$299,000	PTA	\$299,000	\$144,500	48.33	\$288,916	\$162,684	\$152,600	40.00	5.71	\$4,067
80-12-020-019-00	04/30/21	\$60,000	PTA	\$60,000	\$19,600	32.67	\$39,280	\$60,000	\$39,280	11.46	11.46	\$5,236
Totals:		\$1,265,000		\$1,265,000	\$601,500		\$1,202,785	\$591,266	\$529,051	131.44	97.15	
					Sale. Ratio =>	47.55			Average			Average
					Std. Dev. =>	11.47			per FF=>			per Net Acre=>
												4,498.44
												per SqFt=>

USED 4500 TILLABLE

2023 AGRICULTURAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Land Table
80-12-016-003-12	11/12/21	\$250,000	WD	\$250,000	\$129,900	51.96	\$259,700	\$82,280	\$167,720	\$219,157	0.765	1,940	ALL AGRICULTURE
80-12-019-011-62	11/15/21	\$250,000	WD	\$250,000	\$87,800	35.12	\$175,520	\$56,272	\$193,728	\$162,909	1.189	1,344	ALL AGRICULTURE
80-12-020-003-00	04/16/20	\$250,000	PTA	\$250,000	\$157,400	62.96	\$314,769	\$161,900	\$88,100	\$161,766	0.545	2,552	ALL AGRICULTURE
Totals:		\$750,000		\$750,000	\$375,100		\$749,989		\$449,548	\$543,831			
						Sale. Ratio =>	50.01			E.C.F. =>	0.827		
						Std. Dev. =>	14.02			Ave. E.C.F. =>	0.833		

USED .827

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
80-12-031-012-00	08/04/20	\$325,000	PTA	\$325,000	\$140,100	43.11	\$280,113	\$219,887	\$175,000	50.0	170.0	\$4,398	CROOKED, LITTLE LAKE LF
80-12-032-039-20	07/20/20	\$697,500	PTA	\$697,500	\$349,400	50.09	\$698,716	\$356,834	\$358,050	123.0	361.8	\$2,901	CROOKED, LITTLE LAKE LF
80-12-032-147-00	06/15/21	\$742,500	PTA	\$742,500	\$249,500	33.60	\$499,035	\$451,590	\$208,125	75.0	0.0	\$6,021	CROOKED LAKE, BIG LF
80-12-032-148-00	01/29/21	\$445,000	PTA	\$445,000	\$115,300	25.91	\$230,595	\$320,280	\$105,875	30.3	30.0	\$10,588	CROOKED, LITTLE LAKE LF
80-12-032-150-00	06/26/20	\$290,000	PTA	\$290,000	\$121,300	41.83	\$242,521	\$207,479	\$160,000	40.0	0.0	\$5,187	CROOKED LAKE, BIG LF
80-12-110-009-00	02/11/22	\$392,000	WD	\$392,000	\$114,600	29.23	\$229,124	\$316,876	\$154,000	77.0	0.0	\$4,115	CROOKED LAKE, BIG LF
80-12-165-003-00	03/31/21	\$610,000	PTA	\$610,000	\$284,200	46.59	\$568,490	\$433,710	\$392,200	106.0	172.0	\$4,092	CROOKED, LITTLE LAKE LF
80-12-170-067-00	11/23/20	\$380,000	PTA	\$380,000	\$173,800	45.74	\$347,635	\$246,565	\$214,200	45.0	0.0	\$5,479	CROOKED LAKE, BIG LF
80-12-170-175-00	07/29/21	\$411,000	PTA	\$411,000	\$102,800	25.01	\$205,633	\$316,367	\$111,000	30.0	136.0	\$10,546	CROOKED LAKE, BIG LF
80-12-175-001-00	06/30/20	\$479,500	PTA	\$479,500	\$194,600	40.58	\$389,191	\$330,309	\$240,000	60.0	0.0	\$5,505	CROOKED LAKE, BIG LF
80-12-180-011-00	05/29/20	\$290,000	PTA	\$290,000	\$7,400	2.55	\$86,996	\$206,604	\$3,600	40.0	91.0	\$5,165	CROOKED LAKE, BIG LF
80-12-185-032-00	11/12/20	\$355,000	PTA	\$355,000	\$127,000	35.77	\$253,992	\$273,008	\$172,000	43.0	0.0	\$6,349	CROOKED LAKE, BIG LF
80-12-185-043-00	12/27/21	\$565,000	WD	\$565,000	\$177,300	31.38	\$354,560	\$421,340	\$210,900	57.0	96.0	\$7,392	CROOKED LAKE, BIG LF
Totals:		\$5,982,500		\$5,982,500	\$2,157,300		\$4,386,601	\$4,100,849	\$2,504,950	776.3			
					Sale. Ratio =>		36.06		Average				
					Std. Dev. =>		12.60		per FF=>			\$5,283	

USED 5,300 FF

2023 COMMERCIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
80-06-582-502-00	11/10/20	\$49,500	WD	\$49,500	\$30,500	61.62	\$61,019	\$8,439	\$41,061	\$62,225	0.660	1,254
80-06-600-103-00	10/17/21	\$10,000	WD	\$10,000	\$21,500	215.00	\$43,086	\$3,326	\$6,674	\$47,380	0.141	948
80-40-540-812-00	07/16/21	\$65,000	WD	\$65,000	\$37,800	58.15	\$75,662	\$11,576	\$53,424	\$75,841	0.704	1,504
80-12-033-012-00	12/03/21	\$150,000	WD	\$150,000	\$86,300	57.53	\$172,688	\$10,693	\$139,307	\$209,020	0.666	5,124
Totals:		\$274,500		\$274,500	\$176,100		\$352,455		\$240,466	\$394,466		
						Sale. Ratio =>	64.15			E.C.F. =>	0.610	
						Std. Dev. =>	77.97			Ave. E.C.F. =>	0.543	

USED .610

2023 COMMERCIAL/INDUSTRIAL SITE VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
80-12-029-009-20	07/30/21	\$264,740	WD	\$264,740	\$14,200	5.36	\$28,365	\$264,740	\$28,365	18.91	18.91	\$14,000
Totals:		\$264,740		\$264,740	\$14,200		\$28,365	\$264,740	\$28,365	18.91	18.91	
					Sale. Ratio =>	5.36			Average	Average		Average
					Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	14,000.00	per SqFt=>
USED 14,000 SITE VALUE												

2023 HARTFORD, DOWAGIAC WATERVLIET RES LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
80-12-014-003-00	08/14/20	\$295,000	PTA	\$295,000	\$119,400	40.47	\$238,721	\$67,867	\$11,588	2.21	2.21	\$30,709	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-016-009-00	01/03/22	\$15,000	WD	\$15,000	\$10,500	70.00	\$21,071	\$2,129	\$8,200	1.00	1.00	\$2,129	RES. IN HARTFORD SCHOOL DISTRICT
80-12-019-011-75	08/26/20	\$315,000	PTA	\$315,000	\$139,900	44.41	\$279,760	\$61,320	\$26,080	8.94	8.94	\$6,859	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-020-012-00	09/16/21	\$145,250	PTA	\$145,250	\$69,200	47.64	\$138,360	\$15,158	\$8,268	1.03	1.03	\$14,717	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-021-005-45	11/25/20	\$247,500	PTA	\$247,500	\$61,000	24.65	\$121,997	\$142,153	\$16,650	7.40	7.40	\$19,210	RES. IN HARTFORD SCHOOL DISTRICT
80-12-028-009-10	10/15/20	\$250,000	PTA	\$250,000	\$86,000	34.40	\$172,079	\$90,621	\$12,700	3.00	3.00	\$30,207	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-030-015-10	05/21/21	\$230,000	PTA	\$230,000	\$111,800	48.61	\$223,628	\$130,132	\$123,760	48.10	48.10	\$2,705	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-030-021-20	06/08/21	\$31,400	PTA	\$31,400	\$11,500	36.62	\$23,040	\$31,400	\$23,040	6.30	6.30	\$4,984	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-034-007-20	09/24/20	\$370,000	PTA	\$370,000	\$164,500	44.46	\$329,094	\$70,164	\$29,258	7.11	7.11	\$9,868	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-036-002-31	05/18/20	\$78,500	PTA	\$78,500	\$34,900	44.46	\$69,782	\$42,758	\$34,040	7.76	7.76	\$5,510	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-036-002-41	03/31/22	\$140,000	WD	\$140,000	\$60,200	43.00	\$120,436	\$86,039	\$66,475	12.00	10.55	\$7,170	RES. IN DOWAGIAC SCHOOL DISTRICT
Totals:		\$2,117,650		\$2,117,650	\$868,900		\$1,737,968	\$739,741	\$360,059	104.85	103.40		
					Sale. Ratio =>	41.03			Average	Average		Average	
					Std. Dev. =>	11.15			per FF=>	per Net Acre	7,055.23	per SqFt=>	

USED 7,000 ACRE PRODUCTIVITY

2023 HEIDI'S KIRLAND LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
80-12-110-007-00	10/23/20	\$110,000	PTA	\$110,000	\$43,700	39.73	\$87,427	\$30,073	\$7,500	50.0	121.0	\$601	50.00
80-12-115-004-10	09/18/20	\$13,999	PTA	\$13,999	\$7,500	53.58	\$14,900	\$13,999	\$14,900	149.0	0.0	\$94	149.00
Totals:		\$123,999		\$123,999	\$51,200		\$102,327	\$44,072	\$22,400	199.0			
					Sale. Ratio =>	41.29			Average				
					Std. Dev. =>	9.79			per FF=>			\$221	

USED 220 FF

2023 INDUSTRIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
80-12-033-012-00	12/03/21	\$150,000	WD	\$150,000	\$86,300	57.53	\$172,688	\$10,693	\$139,307	\$209,020	0.666
80-40-540-805-00	06/09/20	\$10,200	WD	\$10,200	\$9,900	97.06	\$19,750	\$6,600	\$3,600	\$21,074	0.171
80-40-540-809-01	06/09/20	\$15,500	WD	\$15,500	\$9,900	63.87	\$19,750	\$6,600	\$8,900	\$21,074	0.422
Totals:		\$175,700		\$175,700	\$106,100		\$212,188		\$151,807	\$251,167	
						Sale. Ratio =>	60.39			E.C.F. =>	0.604
						Std. Dev. =>	23.47			Ave. E.C.F. =>	0.420

USED .604 INDUSTRIAL ECF

2023 KEELER LAKE LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
80-12-023-021-00	10/02/20	\$355,000	PTA	\$355,000	\$91,400	25.75	\$182,732	\$277,268	\$105,000	70.0	20.0	\$3,961	KEELER LAKE LAKE FRONT
80-12-055-006-00	11/02/20	\$370,000	PTA	\$370,000	\$117,300	31.70	\$234,681	\$225,319	\$90,000	60.0	165.0	\$3,755	KEELER LAKE LAKE FRONT
80-12-130-010-00	12/31/21	\$345,000	WD	\$345,000	\$175,000	50.72	\$350,013	\$186,987	\$192,000	80.0	190.0	\$2,337	KEELER LAKE LAKE FRONT
80-12-130-021-01	08/23/21	\$620,000	PTA	\$620,000	\$235,500	37.98	\$471,048	\$388,952	\$240,000	100.0	206.0	\$3,890	KEELER LAKE LAKE FRONT
80-12-140-013-00	09/25/20	\$425,000	PTA	\$425,000	\$151,200	35.58	\$302,451	\$206,549	\$84,000	56.0	183.0	\$3,688	KEELER LAKE LAKE FRONT
Totals:		\$2,115,000		\$2,115,000	\$770,400		\$1,540,925	\$1,285,075	\$711,000	366.0			
					Sale. Ratio =>	36.43			Average				
					Std. Dev. =>	9.27			per FF=>			\$3,511	

USED 3,500 FF

2023 MAGICIAN ROUND LAND LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
80-12-031-034-00	08/12/20	\$406,000	PTA	\$406,000	\$210,800	51.92	\$421,596	\$273,154	\$288,750	110.0	70.0	\$2,483	ROUND LAKE LAKE FRONT
80-12-031-043-10	10/23/20	\$581,800	PTA	\$581,800	\$111,600	19.18	\$223,219	\$456,581	\$98,000	70.0	0.0	\$6,523	ROUND LAKE LAKE FRONT
80-12-032-119-00	05/14/21	\$250,000	PTA	\$250,000	\$93,500	37.40	\$187,077	\$173,923	\$111,000	30.0	60.0	\$5,797	ROUND LAKE LAKE FRONT
80-12-032-139-00	12/30/21	\$422,000	WD	\$422,000	\$134,800	31.94	\$269,583	\$291,167	\$138,750	37.5	165.0	\$7,764	ROUND LAKE LAKE FRONT
80-12-032-145-00	12/28/21	\$850,000	WD	\$850,000	\$307,800	36.21	\$615,590	\$733,910	\$499,500	150.0	0.0	\$4,893	ROUND LAKE LAKE FRONT
80-12-075-005-01	01/24/22	\$470,000	WD	\$470,000	\$145,100	30.87	\$290,260	\$409,140	\$229,400	62.0	242.0	\$6,599	ROUND LAKE LAKE FRONT
80-12-125-042-00	06/01/20	\$94,000	PTA	\$94,000	\$41,500	44.15	\$14,280	\$94,000	\$14,280	40.0	100.0	\$2,350	MAGICIAN LAKE WOODS
80-12-125-080-10	08/16/21	\$280,000	PTA	\$280,000	\$4,500	1.61	\$9,000	\$280,000	\$9,000	40.0	105.0	\$7,000	MAGICIAN LAKE WOODS
80-12-125-090-00	08/16/21	\$280,000	PTA	\$280,000	\$4,500	1.61	\$9,000	\$280,000	\$9,000	40.0	100.0	\$7,000	MAGICIAN LAKE WOODS
80-12-145-079-00	04/15/21	\$625,000	PTA	\$625,000	\$213,000	34.08	\$426,033	\$625,000	\$296,000	80.0	0.0	\$6,187	ROUND LAKE LAKE FRONT
80-12-161-010-00	09/09/20	\$635,000	PTA	\$635,000	\$249,800	39.34	\$499,603	\$275,397	\$140,000	40.0	133.0	\$6,885	ROUND LAKE LAKE FRONT
80-12-205-004-00	06/29/21	\$180,950	WD	\$180,950	\$46,800	25.86	\$93,503	\$151,087	\$63,640	17.2	330.0	\$8,784	ROUND LAKE LAKE FRONT
Totals:		\$5,074,750		\$5,074,750	\$1,563,700		\$3,058,744	\$3,913,326	\$1,897,320	716.7			
						Sale. Ratio =>	30.81	Average					
						Std. Dev. =>	15.45	per FF=>		\$5,460			

USED 5400 FF

2023 RESIDENTIAL BACKLOT ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt. Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table	
80-12-080-006-00	07/08/20	\$140,250	PTA	\$140,250	\$57,900	41.28	\$115,771	\$8,800	\$131,450	\$96,719	1.359	CROOKED LAKE PARK BACK LOT
80-12-175-010-01	08/04/21	\$194,900	PTA	\$194,900	\$86,100	44.18	\$172,227	\$16,754	\$178,146	\$151,681	1.174	WOODLAND BEACH NO. 1 BACK LOT
80-12-175-025-00	11/13/20	\$72,000	PTA	\$72,000	\$32,000	44.44	\$63,903	\$16,200	\$55,800	\$43,131	1.294	WOODLAND BEACH NO. 1 BACK LOT
80-12-175-039-00	10/23/20	\$20,000	PTA	\$20,000	\$1,800	9.00	\$17,162	\$3,600	\$16,400	\$17,321	0.947	WOODLAND BEACH NO. 1 BACK LOT
80-12-175-045-51	07/27/21	\$135,000	PTA	\$135,000	\$64,500	47.78	\$129,037	\$7,200	\$127,800	\$118,865	1.075	WOODLAND BEACH NO. 1 BACK LOT
Totals:		\$562,150		\$562,150	\$242,300		\$498,100		\$509,596	\$427,717		
						Sale. Ratio =>	43.10			E.C.F. =>	1.191	
						Std. Dev. =>	16.01			Ave. E.C.F. =>	1.170	

USED 1.191

80-12-180-042-10	05/29/20	\$290,000	PTA	\$290,000	\$7,400	2.55	\$14,760	\$3,600	\$286,400	\$10,090	28.383	WOODLAND POINT BACK LOTS
80-12-080-021-00	12/15/21	\$119,000	WD	\$119,000	\$3,900	3.28	\$14,541	\$7,700	\$111,300	\$7,404	15.033	CROOKED LAKE PARK BACK LOT
80-12-185-003-00	06/11/21	\$175,000	PTA	\$175,000	\$1,700	0.97	\$76,895	\$3,450	\$171,550	\$71,654	2.394	WOODLAND PARK ADDITION BACK LOTS
80-12-185-007-00	09/17/20	\$133,625	PTA	\$133,625	\$32,400	24.25	\$64,816	\$5,865	\$127,760	\$53,301	2.397	WOODLAND PARK ADDITION BACK LOTS
80-12-185-009-00	09/17/20	\$133,625	PTA	\$133,625	\$32,400	24.25	\$63,149	\$5,865	\$127,760	\$51,794	2.467	WOODLAND PARK ADDITION BACK LOTS
80-12-185-014-01	01/31/22	\$150,000	WD	\$150,000	\$34,400	22.93	\$68,797	\$10,379	\$139,621	\$74,608	1.871	WOODLAND PARK ADDITION BACK LOTS
80-12-185-015-00	04/16/21	\$92,500	PTA	\$92,500	\$26,000	28.11	\$51,959	\$5,865	\$86,635	\$44,970	1.927	WOODLAND PARK ADDITION BACK LOTS
80-12-080-010-10	09/17/20	\$165,000	PTA	\$165,000	\$35,400	21.45	\$70,826	\$12,430	\$152,570	\$74,580	2.046	CROOKED LAKE PARK BACK LOT
80-12-080-018-00	12/15/21	\$119,000	WD	\$119,000	\$3,900	3.28	\$52,664	\$7,700	\$111,300	\$43,867	2.537	CROOKED LAKE PARK BACK LOT
80-12-080-022-00	12/17/21	\$290,000	WD	\$290,000	\$60,000	20.69	\$120,053	\$22,175	\$267,825	\$95,491	2.805	CROOKED LAKE PARK BACK LOT
80-12-145-009-00	04/20/21	\$350,000	PTA	\$350,000	\$2,500	0.71	\$170,631	\$5,060	\$344,940	\$161,533	2.135	OAK PARK BACK LOT
80-12-145-027-00	08/24/20	\$110,000	PTA	\$110,000	\$22,200	20.18	\$44,466	\$14,750	\$95,250	\$37,951	2.510	OAK PARK BACK LOT
80-12-145-052-00	07/31/20	\$198,900	PTA	\$198,900	\$54,700	27.50	\$109,406	\$5,950	\$192,950	\$93,541	2.063	OAK PARK BACK LOT
80-12-175-047-00	06/08/20	\$58,000	PTA	\$58,000	\$24,700	42.59	\$49,470	\$5,500	\$52,500	\$39,756	1.321	WOODLAND BEACH NO. 1 BACK LOT
80-12-175-050-20	08/28/20	\$290,000	PTA	\$290,000	\$109,100	37.62	\$218,230	\$7,200	\$282,800	\$190,805	1.482	WOODLAND BEACH NO. 1 BACK LOT

2023 RESIDENTIAL WATERFRONT ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
80-12-031-034-00	08/12/20	\$406,000	PTA	\$406,000	\$210,800	51.92	\$421,596	\$288,750	\$117,250	\$115,820	1.012	ROUND LAKE LAKE FRONT
80-12-032-039-20	07/20/20	\$697,500	PTA	\$697,500	\$349,400	50.09	\$698,716	\$363,622	\$333,878	\$292,148	1.143	CROOKED, LITTLE LAKE LF
80-12-125-052-00	06/01/20	\$94,000	PTA	\$94,000	\$41,500	44.15	\$82,911	\$14,280	\$79,720	\$62,053	1.285	MAGICIAN LAKE WOODS
80-12-125-089-00	08/16/21	\$280,000	PTA	\$280,000	\$4,500	1.61	\$241,192	\$13,317	\$266,683	\$222,317	1.200	MAGICIAN LAKE WOODS
80-12-130-010-00	12/31/21	\$345,000	WD	\$345,000	\$175,000	50.72	\$350,013	\$192,000	\$153,000	\$144,568	1.058	KEELER LAKE LAKE FRONT
80-12-130-021-01	08/23/21	\$620,000	PTA	\$620,000	\$235,500	37.98	\$471,048	\$240,152	\$379,848	\$211,250	1.798	KEELER LAKE LAKE FRONT
80-12-140-013-00	09/25/20	\$425,000	PTA	\$425,000	\$151,200	35.58	\$302,451	\$84,000	\$341,000	\$190,454	1.790	KEELER LAKE LAKE FRONT
80-12-165-003-00	03/31/21	\$610,000	PTA	\$610,000	\$284,200	46.59	\$568,490	\$392,200	\$217,800	\$161,290	1.350	CROOKED, LITTLE LAKE LF
80-12-170-055-00	06/12/20	\$159,900	PTA	\$159,900	\$79,000	49.41	\$158,043	\$13,690	\$146,210	\$130,518	1.120	WOODLAND BEACH BL 1
80-12-175-001-00	06/30/20	\$479,500	PTA	\$479,500	\$194,600	40.58	\$389,191	\$240,000	\$239,500	\$130,071	1.841	CROOKED LAKE, BIG LF
80-12-032-150-00	06/26/20	\$290,000	PTA	\$290,000	\$121,300	41.83	\$242,521	\$160,000	\$130,000	\$71,945	1.807	CROOKED LAKE, BIG LF
80-12-170-123-00	07/28/20	\$147,400	PTA	\$147,400	\$67,800	46.00	\$135,654	\$5,100	\$142,300	\$118,042	1.206	WOODLAND BEACH BL2
Totals:		\$4,554,300		\$4,554,300	\$1,914,800		\$4,061,826		\$2,547,189	\$1,850,477		
					Sale. Ratio =>		42.04			E.C.F. =>		1.377
					Std. Dev. =>		13.56			Ave. E.C.F. =>		1.384

USED 1.377

OUTLIERS

80-12-055-013-01	11/02/20	\$370,000	PTA	\$370,000	\$117,300	31.70	\$116,033	\$90,000	\$280,000	\$23,538	11.896	OAK OPENING BEACH
80-12-023-021-00	10/02/20	\$355,000	PTA	\$355,000	\$91,400	25.75	\$182,732	\$105,000	\$250,000	\$77,732	3.216	KEELER LAKE LAKE FRONT
80-12-031-043-10	10/23/20	\$581,800	PTA	\$581,800	\$111,600	19.18	\$223,219	\$98,000	\$483,800	\$109,171	4.432	ROUND LAKE LAKE FRONT
80-12-032-139-00	12/30/21	\$422,000	WD	\$422,000	\$134,800	31.94	\$269,583	\$139,916	\$282,084	\$118,634	2.378	ROUND LAKE LAKE FRONT
80-12-032-145-00	12/28/21	\$850,000	WD	\$850,000	\$307,800	36.21	\$615,590	\$499,500	\$350,500	\$106,212	3.300	ROUND LAKE LAKE FRONT
80-12-032-147-00	06/15/21	\$742,500	PTA	\$742,500	\$249,500	33.60	\$499,035	\$208,125	\$534,375	\$266,157	2.008	CROOKED LAKE, BIG LF
80-12-032-148-00	01/29/21	\$445,000	PTA	\$445,000	\$115,300	25.91	\$230,595	\$105,875	\$339,125	\$108,736	3.119	CROOKED, LITTLE LAKE LF
80-12-035-025-00	01/05/22	\$925,000	WD	\$925,000	\$223,400	24.15	\$446,810	\$277,687	\$647,313	\$154,733	4.183	MAGICIAN LAKE LAKE FRONT
80-12-075-005-01	01/24/22	\$470,000	WD	\$470,000	\$145,100	30.87	\$290,260	\$229,400	\$240,600	\$55,682	4.321	ROUND LAKE LAKE FRONT
80-12-095-003-00	06/30/20	\$510,000	PTA	\$510,000	\$125,900	24.69	\$251,765	\$144,000	\$366,000	\$93,954	3.896	MAGICIAN LAKE LAKE FRONT
80-12-110-006-00	02/11/22	\$392,000	WD	\$392,000	\$114,600	29.23	\$229,124	\$154,000	\$238,000	\$66,718	3.567	CROOKED LAKE, BIG LF
80-12-110-008-00	02/11/22	\$392,000	WD	\$392,000	\$114,600	29.23	\$229,124	\$154,000	\$238,000	\$66,718	3.567	CROOKED LAKE, BIG LF
80-12-110-009-00	02/11/22	\$392,000	WD	\$392,000	\$114,600	29.23	\$229,124	\$154,000	\$238,000	\$66,718	3.567	CROOKED LAKE, BIG LF
80-12-140-023-00	05/28/21	\$160,000	PTA	\$160,000	\$13,900	8.69	\$27,762	\$11,000	\$149,000	\$16,353	9.111	OAK OPENING BEACH
80-12-180-011-00	05/29/20	\$290,000	PTA	\$290,000	\$7,400	2.55	\$86,996	\$3,600	\$286,400	\$72,708	3.939	CROOKED LAKE, BIG LF
80-12-185-032-00	11/12/20	\$355,000	PTA	\$355,000	\$127,000	35.77	\$253,992	\$172,000	\$183,000	\$71,484	2.560	CROOKED LAKE, BIG LF
80-12-185-043-00	12/27/21	\$565,000	WD	\$565,000	\$177,300	31.38	\$354,560	\$210,900	\$354,100	\$131,436	2.694	CROOKED LAKE, BIG LF
80-12-205-004-00	06/29/21	\$180,950	WD	\$180,950	\$46,800	25.86	\$93,503	\$63,640	\$117,310	\$27,322	4.294	ROUND LAKE LAKE FRONT
80-12-170-175-00	07/29/21	\$411,000	PTA	\$411,000	\$102,800	25.01	\$205,633	\$111,000	\$300,000	\$86,581	3.465	CROOKED LAKE, BIG LF
80-12-032-119-00	05/14/21	\$250,000	PTA	\$250,000	\$93,500	37.40	\$187,077	\$111,000	\$139,000	\$69,604	1.997	ROUND LAKE LAKE FRONT
80-12-055-006-00	11/02/20	\$370,000	PTA	\$370,000	\$117,300	31.70	\$234,681	\$90,000	\$280,000	\$126,139	2.220	KEELER LAKE LAKE FRONT
80-12-055-020-00	09/15/21	\$140,000	WD	\$140,000	\$30,000	21.43	\$59,996	\$10,954	\$129,046	\$62,633	2.060	OAK OPENING BEACH
80-12-060-005-00	12/17/21	\$597,000	WD	\$597,000	\$167,900	28.12	\$335,829	\$187,000	\$410,000	\$136,166	3.011	ROUND LAKE LAKE FRONT
80-12-140-002-20	03/11/22	\$373,379	WD	\$373,379	\$14,500	3.88	\$139,972	\$29,000	\$344,379	\$98,554	3.494	KEELER LAKE LAKE FRONT
80-12-145-049-00	11/30/21	\$280,000	WD	\$280,000	\$2,500	0.89	\$96,642	\$5,499	\$274,501	\$85,903	3.195	OAK PARK LAKE VIEW
80-12-145-079-00	04/15/21	\$625,000	PTA	\$625,000	\$213,000	34.08	\$426,033	\$298,000	\$327,000	\$117,139	2.792	ROUND LAKE LAKE FRONT
80-12-170-095-01	01/28/22	\$115,000	WD	\$115,000	\$34,200	29.74	\$68,354	\$10,200	\$104,800	\$56,736	1.847	WOODLAND BEACH BL2
80-12-175-001-00	06/30/20	\$479,500	PTA	\$479,500	\$194,600	40.58	\$389,191	\$240,000	\$239,500	\$130,071	1.841	CROOKED LAKE, BIG LF
80-12-140-019-01	04/30/21	\$232,500	PTA	\$232,500	\$56,200	24.17	\$112,330	\$7,370	\$225,130	\$102,400	2.199	OAK OPENING BEACH

2023 RURAL RESIDENTIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
80-12-013-006-02	08/02/21	\$250,000	WD	\$250,000	\$157,500	63.00	\$314,942	\$37,651	\$212,349	\$261,134	0.813	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-014-003-00	08/14/20	\$295,000	PTA	\$295,000	\$119,400	40.47	\$238,721	\$11,788	\$283,212	\$213,370	1.327	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-016-009-00	01/03/22	\$15,000	WD	\$15,000	\$10,500	70.00	\$21,071	\$8,200	\$6,800	\$16,948	0.401	RES. IN HARTFORD SCHOOL DISTRICT
80-12-019-002-20	11/02/21	\$55,000	WD	\$55,000	\$31,900	58.00	\$63,893	\$25,075	\$29,925	\$36,586	0.818	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-019-011-75	08/26/20	\$315,000	PTA	\$315,000	\$139,900	44.41	\$279,760	\$47,016	\$267,984	\$218,876	1.224	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-020-005-65	12/18/20	\$55,000	PTA	\$55,000	\$47,700	86.73	\$95,365	\$13,380	\$41,620	\$77,211	0.539	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-020-012-00	09/16/21	\$145,250	PTA	\$145,250	\$69,200	47.64	\$138,360	\$8,268	\$136,982	\$122,589	1.117	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-020-012-61	06/04/21	\$425,000	PTA	\$425,000	\$156,600	36.85	\$313,252	\$52,200	\$372,800	\$245,455	1.519	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-021-010-00	03/02/22	\$70,000	WD	\$70,000	\$36,200	51.71	\$72,470	\$20,300	\$49,700	\$51,097	0.973	RES. IN HARTFORD SCHOOL DISTRICT
80-12-023-013-00	05/14/21	\$185,000	PTA	\$185,000	\$66,300	35.84	\$132,618	\$25,661	\$159,339	\$100,359	1.588	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-028-009-10	10/15/20	\$250,000	PTA	\$250,000	\$86,000	34.40	\$172,079	\$26,097	\$223,903	\$137,490	1.629	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-030-015-10	05/21/21	\$230,000	PTA	\$230,000	\$111,800	48.61	\$223,628	\$123,760	\$106,240	\$94,126	1.129	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-034-007-20	09/24/20	\$370,000	PTA	\$370,000	\$164,500	44.46	\$329,094	\$29,258	\$340,742	\$280,980	1.213	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-036-002-31	05/18/20	\$78,500	PTA	\$78,500	\$34,900	44.46	\$69,782	\$41,141	\$37,359	\$26,037	1.435	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-021-005-45	11/25/20	\$247,500	PTA	\$247,500	\$61,000	24.65	\$121,997	\$16,650	\$230,850	\$140,463	1.643	RES. IN HARTFORD SCHOOL DISTRICT
80-12-036-002-41	03/31/22	\$140,000	WD	\$140,000	\$60,200	43.00	\$120,436	\$67,280	\$72,720	\$70,875	1.026	RES. IN DOWAGIAC SCHOOL DISTRICT
Totals:		\$3,126,250		\$3,126,250	\$1,353,600		\$2,707,468		\$2,572,525	\$2,093,597		
						Sale. Ratio =>	43.30			E.C.F. =>	1.229	
						Std. Dev. =>	15.15			Ave. E.C.F. =>	1.150	

USED 1.229

80-12-019-014-00	05/05/21	\$319,000	PTA	\$319,000	\$90,900	28.50	\$181,799	\$17,110	\$301,890	\$154,815	1.950	RES. IN DOWAGIAC SCHOOL DISTRICT
80-12-034-002-25	03/18/22	\$2,050,000	WD	\$2,050,000	\$566,400	27.63	\$1,132,836	\$364,500	\$1,685,500	\$757,728	2.224	RESIDENTIAL SEC 33, 34 & 35
80-12-035-036-00	04/15/21	\$190,000	PTA	\$190,000	\$55,100	29.00	\$110,212	\$22,742	\$167,258	\$82,441	2.029	RESIDENTIAL SEC 33, 34 & 35
80-12-035-039-00	08/03/21	\$186,610	PTA	\$186,610	\$36,700	19.67	\$73,313	\$20,000	\$166,610	\$71,084	2.344	RESIDENTIAL SEC 33, 34 & 35

2023 VILLAGE OF KEELER LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
80-12-040-052-00	02/15/22	\$67,335	WD	\$67,335	\$31,900	47.38	\$63,851	\$10,984	\$7,500	75.0	132.0	\$146
80-06-620-108-00	01/26/22	\$50,000	WD	\$50,000	\$23,000	46.00	\$45,938	\$5,910	\$1,848	66.0	132.0	\$90
Totals:		\$117,335		\$117,335	\$54,900		\$109,789	\$16,894	\$7,500	141.0		
						Sale. Ratio =>	46.79	Average				
						Std. Dev. =>	0.97	per FF=>		\$120		

USED 120 FF

2023 WOODLAND BACK LOTS LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sal	Cur. Appraisal	and Residua	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
80-12-175-010-01	08/04/21	\$194,900	PTA	\$194,900	\$86,100	44.18	\$172,227	\$33,383	\$10,710	119.0	81.2	\$281	WOODLAND BEACH NO. 1 BACK LOT
80-12-175-045-51	07/27/21	\$135,000	PTA	\$135,000	\$64,500	47.78	\$129,037	\$13,163	\$7,200	80.0	100.0	\$165	WOODLAND BEACH NO. 1 BACK LOT
80-12-175-047-00	06/08/20	\$58,000	PTA	\$58,000	\$24,700	42.59	\$49,470	\$14,030	\$5,500	44.0	76.0	\$319	WOODLAND BEACH NO. 1 BACK LOT

Totals:	\$387,900	\$387,900		\$175,300			\$350,734	\$60,576	\$23,410	243.0			
				Sale. Ratio =>		45.19			Average				
				Std. Dev. =>		2.66			per FF=>			\$249	

USED 250 FF