

Code	Description	Comments
Unit 14 - CLAY TOWNSHIP		
00002	002 RUSSELL ISLAND	
00004	004 DICKINSON ISLAND	
00007	007 OUT-ISLANDS	
00010	010 PTE TREMBLE/INLAND STREETS	
00011	011 EDGEWATER PARK SUB.	
00012	012 PEARL BEACH & MAYNARD COURT	
00016	016 SHORE ACRES AREA	
00018	018 N. RIVER RD. "INLAND" SIDE	
00020	020 OAK GROVE SUBDIVISION	
00023	023 MAINLAND AG	
00025	025 STATE/DNR IN LEAU OF	
00030	030 OUT BACK ROADS -PAVED	
00038	038 BENOIT,GENAW,HIGH,MCK DIRT	
00043	043 STATE OWNED MAINLAND	
00044	044 STATE OWNED HARSENS IS	
00045	045 STATE OWNED OUT ISLANDS	
00050	050 HARSENS IS INTERIOR	
00051	051 HI AGRICULTURAL	
00061	061 ISLAND OFF RIVER	
00069	069 PERSONAL COMM. M.I. -D.D.A.	
00071	071 COMMERCIAL HARSENS ISLAND	
00075	075 PERSONAL COMM	
00077	077 "OUT" ISLANDS COMMERCIAL	
00080	080 BAY POINTE CONDOS	
00081	081 BOATWELL CONDOS	
00082	082 WILLOW POINT CONDOS	
00083	083 PARK PLACE CONDOS	
00084	084 RIVER HAMLET CONDOS	
00085	085 CLAY COMMONS CONDO	
00086	086 PEARL BEACH ESTATE CONDOS	
00100	100 ANCHOR BAY DRIVE	
00104	104 ST. JOHN DR/COLONY ISLE III	
00110	110 BAYVIEW SHORES	
00121	121 BIRD STREETS	
00125	125 COLONY DR ON CANAL	
00126	126 COLONY DR NORTH CHANNEL	
00131	131 COLONY ISLES SUB STREETS	
00140	140 TOWER SUB DYKE/MARINA	
00141	141 INGWD,LAKE,STARK,RTG#12	
00145	145 PERCH PT. ISLES 2 & 3	
00149	149 PTE TREMBLE RIVER SIDE	
00152	152 N. RIVER RD OFF RIVER	
00160	160 SOUTH CHANNEL/GRN/SANSOUCI>	
00168	168 S. CHANNEL AT GRANDE POINTE	
00170	170 BATES SOUTH CHANNEL	
00172	172 BATES BOAT ACCESS ONLY	
00174	174 BATES BAY	
00176	176 JOE BEDORE AREA	
00178	178 THE OLD CLUB & ACT 116	
00180	180 MIDDLE CHANNEL DRIVE	
00188	188 STATE MI/DNR OWNED M.CHANNEL	
00190	190 GRANDE PTE. CUT	
00193	193 BOON DOCKS SUB.	
00195	195 NORTH CHANNEL DR H.I. RIVER	
00197	197 SAM GORE #1 & #2 & CANALS	
00199	199 RIVERVIEW & TRUMAN G SUB H.I.	
00200	200 BRUCKNERS IS & LYNN MARIE	
00201	201 COMM NON-WATERFRONT	
00207	207 COMM WATERFRONT	
00215	215 INDUSTRIAL	
00225	225 MOBILE HOME PARK	
00300	MOBILE HOME PARK BLI	

Unit -

02 RUSSELL ISLAND

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	ECF
14-901-0095-000	342 SOUTH RUSSELL DR	8/19/2022	\$ 168,000	\$ 54,300	32.32	\$ 44,617	\$ 123,383	\$ 70,524	1.75	924	CD	1.2
14-901-0095-000	342 SOUTH RUSSELL DR	6/7/2024	\$ 175,000	\$ 66,900	38.23	\$ 52,148	\$ 122,852	\$ 73,187	1.68	924	CD	1.2
14-910-0016-000	342 NORTH RUSSELL DR	9/2/2024	\$ 315,000	\$ 131,400	41.71	\$ 87,138	\$ 227,862	\$ 154,656	1.47	1488	CD	1.2
Totals:			\$ 658,000	\$ 252,600			\$ 474,097	\$ 298,368				

ECF consideration given

Sale. Ratio =>38.39E.C.F. =>1.59

various waterfront/non-waterfront included

Ave. E.C.F. =>1.63

Limited access

02 & 07 OUT ISLAND

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-883-0082-00C	6710 DICKINSON ISLAND	9/20/2022	\$ 160,000	\$ 79,300	49.56	\$ 112,194	\$ 47,806	\$ 56,122	0.85	D	1.15
14-883-0108-00C	6652 DICKINSON ISLAND	8/9/2022	\$ 140,000	\$ 74,900	53.50	\$ 103,388	\$ 36,612	\$ 51,627	0.71	D	1.15
14-937-0014-001	9581 DOTY HWY	8/25/2023	\$ 125,000	\$ 62,800	50.24	\$ 92,236	\$ 32,764	\$ 36,711	0.89	D	1.15
14-937-0044-00C	8160 SNI BORA	6/27/2022	\$ 224,000	\$ 47,000	20.98	\$ 61,362	\$ 162,638	\$ 43,295	3.76*	CD	1.15
14-937-0182-001	9610 SNI BORA	6/22/2022	\$ 165,000	\$ 54,900	33.27	\$ 65,098	\$ 99,902	\$ 54,880	1.82	CD	1.15
14-946-0040-00C	8795 NORTH CHANNEL	5/9/2022	\$ 250,000	\$ 158,400	63.36	\$ 160,840	\$ 89,160	\$ 152,039	0.59	CD	1.15
14-946-0054-00C	9155 NORTH CHANNEL	7/1/2022	\$ 275,000	\$ 102,900	37.42	\$ 123,375	\$ 151,625	\$ 105,839	1.43	CD	1.15
Totals:			\$ 1,339,000	\$ 580,200			\$ 620,507	\$ 500,512			
					Sale. Ratio =>	43.33		E.C.F. =>	1.05		
* OUTLIER REMOVED								Ave. E.C.F. =>	1.24		

10 PTE TREMBLE/INLAND

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-008-2001-000	9568 ISLAND VIEW DF	10/6/2022	\$ 135,000	\$ 60,400	44.74	\$ 38,724	\$ 96,276	\$ 91,245	1.06	D	1.07
14-052-0025-000	4926 TAFT RD	2/20/2024	\$ 200,000	\$ 70,800	35.40	\$ 52,794	\$ 147,206	\$ 100,537	1.46	CD	1.07
14-054-0021-000	4937 TAFT RD	9/9/2022	\$ 160,000	\$ 54,400	34.00	\$ 56,412	\$ 103,588	\$ 93,742	1.11	CD	1.07
14-055-0055-000	5878 PTE TREMBLE RI	8/31/2023	\$ 175,000	\$ 110,600	63.20	\$ 57,018	\$ 117,982	\$ 143,989	0.82	CD	1.07
14-060-0016-000	5804 PTE TREMBLE RI	6/17/2022	\$ 150,000	\$ 41,100	27.40	\$ 19,134	\$ 130,866	\$ 97,851	1.34	C	1.07
14-280-0001-000	4628 TAFT RD	10/2/2023	\$ 205,900	\$ 58,300	28.31	\$ 48,040	\$ 157,860	\$ 123,715	1.28	CD	1.07
14-379-0011-000	9530 ESTER GREEN	2/1/2023	\$ 144,000	\$ 79,800	55.42	\$ 33,750	\$ 110,250	\$ 123,247	0.89	D	1.07
14-388-0009-000	9629 RIVER ST	6/30/2023	\$ 103,000	\$ 59,400	57.67	\$ 36,999	\$ 66,001	\$ 83,980	0.79	D	1.07
14-406-0064-000	4868 TAFT RD	8/2/2022	\$ 90,000	\$ 43,300	48.11	\$ 35,990	\$ 54,010	\$ 63,833	0.85	C	1.07
14-442-0048-200	3240 PTE TREMBLE RI	1/19/2023	\$ 385,000	\$ 162,000	42.08	\$ 58,316	\$ 326,684	\$ 286,835	1.14	C	1.07
14-541-0147-000	2866 FRUIT RD	10/10/2023	\$ 215,000	\$ 88,200	41.02	\$ 32,368	\$ 182,632	\$ 155,966	1.17	C	1.07
14-541-0148-100	2814 FRUIT RD	5/2/2023	\$ 244,000	\$ 109,100	44.71	\$ 41,706	\$ 202,294	\$ 182,930	1.11	C	1.07
14-541-0178-300	2410 FRUIT RD	3/1/2023	\$ 100,000	\$ 64,500	64.50	\$ 48,980	\$ 51,020	\$ 87,673	0.58	D	1.07
Totals:			\$ 2,306,900	\$ 1,001,900			\$ 1,746,669	\$ 1,635,543			
					Sale. Ratio =>	43.43		E.C.F. =>	1.07		

011 EDGEWATER PARK

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-005-3009-300	4160 FRUIT RD	2/16/2023	\$ 149,000	\$ 55,700	37.38	\$ 50,885	\$ 98,115	\$ 79,836	1.23	CD	1.1
14-244-0010-000	9284 ISLAND DR	4/4/2022	\$ 134,620	\$ 57,700	42.86	\$ 31,664	\$ 102,956	\$ 88,396	1.16	CD	1.1
14-244-0016-000	9246 ISLAND DR	12/19/2022	\$ 205,000	\$ 65,300	31.85	\$ 30,742	\$ 174,258	\$ 150,360	1.16	CD	1.1
14-244-0018-000	9232 ISLAND DR	11/22/2022	\$ 176,000	\$ 62,000	35.23	\$ 30,145	\$ 145,855	\$ 120,195	1.21	CD	1.1
14-244-0050-075	9201 ISLAND DR	9/7/2023	\$ 175,000	\$ 71,600	40.91	\$ 30,741	\$ 144,259	\$ 128,967	1.12	CD	1.1
14-244-0055-000	9255 ISLAND DR	12/1/2022	\$ 177,000	\$ 77,600	43.84	\$ 51,059	\$ 125,941	\$ 116,647	1.08	CD	1.1
14-244-0058-000	9341 ISLAND DR	12/1/2022	\$ 85,000	\$ 48,200	56.71	\$ 44,347	\$ 40,653	\$ 54,925	0.74	D	1.1
14-244-0061-000	9355 ISLAND DR	9/21/2023	\$ 190,000	\$ 76,000	40.00	\$ 25,185	\$ 164,815	\$ 134,451	1.23	CD	1.1
14-244-0064-000	9326 MAPLE ST	10/16/2023	\$ 180,000	\$ 98,200	54.56	\$ 40,385	\$ 139,615	\$ 157,187	0.89	CD	1.1
14-244-0095-000	9123 MAPLE ST	9/29/2023	\$ 222,000	\$ 84,800	38.20	\$ 26,534	\$ 195,466	\$ 155,745	1.26	C	1.1
14-244-0100-050	9307 MAPLE ST	4/12/2023	\$ 181,000	\$ 76,400	42.21	\$ 30,145	\$ 150,855	\$ 120,892	1.25	CD	1.1
14-244-0117-110	9339 OAKDALE S	4/4/2022	\$ 239,900	\$ 109,300	45.56	\$ 29,890	\$ 210,010	\$ 210,482	1.00	C	1.1
Totals:			\$ 2,114,520	\$ 882,800	Sale. Ratio =>		\$ 1,692,798	\$ 1,518,083			
					41.75			E.C.F. =>	1.12		
									Ave. E.C.F. =>	1.11	

12 PEARL BEACH MAYNARD

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF
14-055-0006-100	9337 PEARL BEACH BLVI	5/3/2022	\$ 208,000	\$ 98,900	47.55	\$ 29,823	\$ 178,177	\$ 172,054	1.04	1.16
14-055-0030-000	9395 PEARL BEACH BLVI	3/8/2024	\$ 160,500	\$ 61,100	38.07	\$ 31,592	\$ 128,908	\$ 109,870	1.17	1.16
14-055-0032-000	9465 MAYNARD CT	4/29/2022	\$ 220,000	\$ 77,900	35.41	\$ 31,589	\$ 188,411	\$ 135,418	1.39	1.16
14-055-0055-100	9639 MAYNARD CT	4/19/2023	\$ 269,000	\$ 117,300	43.61	\$ 28,996	\$ 240,004	\$ 215,341	1.11	1.16
Totals:			\$ 857,500	\$ 355,200			\$ 735,500	\$ 632,683		
					Sale. Ratio =>	41.42			E.C.F. =>	1.16
									Ave. E.C.F. =>	1.18

16 SHORE ACRES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-052-0028-00C	9640 SHADY LANE CT	10/21/2022	\$ 200,000	\$ 98,200	49.10	\$ 34,748	\$ 165,252	\$ 194,914	0.85	C	1.08
14-406-0014-02C	9495 LAKEPOINTE BLVI	12/9/2022	\$ 190,000	\$ 76,000	40.00	\$ 45,613	\$ 144,387	\$ 134,898	1.07	C	1.08
14-406-0021-00C	9445 LAKEPOINTE BLVI	1/9/2023	\$ 108,500	\$ 49,200	45.35	\$ 27,774	\$ 80,726	\$ 85,024	0.95	CD	1.08
14-406-0025-00C	9407 LAKEPOINTE BLVI	7/7/2023	\$ 215,000	\$ 82,000	38.14	\$ 30,882	\$ 184,118	\$ 158,063	1.16	C	1.08
14-406-0026-00C	9403 LAKEPOINTE BLVI	9/27/2022	\$ 240,000	\$ 64,200	26.75	\$ 61,231	\$ 178,769	\$ 128,402	1.39	C	1.08
14-406-0029-02C	9391 LAKEPOINTE BLVI	2/3/2023	\$ 220,000	\$ 81,900	37.23	\$ 34,508	\$ 185,492	\$ 156,824	1.18	C	1.08
14-406-0029-05C	9385 LAKEPOINTE BLVI	9/23/2022	\$ 175,000	\$ 91,600	52.34	\$ 29,619	\$ 145,381	\$ 185,640	0.78	C	1.08
14-406-0032-08C	9358 LAKEPOINTE BLVI	10/17/2022	\$ 195,000	\$ 89,000	45.64	\$ 31,459	\$ 163,541	\$ 177,102	0.92	C	1.08
14-406-0032-09C	9360 LAKEPOINTE BLVI	10/13/2023	\$ 245,000	\$ 93,400	38.12	\$ 31,449	\$ 213,551	\$ 192,827	1.11	C	1.08
14-406-0034-02C	9368 LAKEPOINTE BLVI	5/6/2022	\$ 315,000	\$ 106,000	33.65	\$ 33,624	\$ 281,376	\$ 219,458	1.28	C	1.08
14-406-0038-00C	9376 LAKEPOINTE BLVI	2/27/2023	\$ 219,000	\$ 91,100	41.60	\$ 35,002	\$ 183,998	\$ 179,322	1.03	C	1.08
14-406-0038-05C	9386 LAKEPOINTE BLVI	6/22/2023	\$ 255,000	\$ 97,900	38.39	\$ 30,055	\$ 224,945	\$ 197,223	1.14	C	1.08
14-406-0051-00C	9472 LAKEPOINTE BLVI	4/10/2023	\$ 269,900	\$ 113,100	41.90	\$ 46,752	\$ 223,148	\$ 194,648	1.15	C	1.08
Totals:			\$ 2,847,400	\$ 1,133,600			\$ 2,374,684	\$ 2,204,346			
					Sale. Ratio ==>	39.81		E.C.F. ==>	1.08		
								Ave. E.C.F. ==>	1.08		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	ECF USED
14-316-0023-000	480 NORTH PARKWAY	7/6/2022	\$ 160,000	\$ 61,700	38.56	\$ 27,890	\$ 132,110	\$ 105,056	1.26	1008	CD	1.2
14-316-0057-040	342 GREENWOOD AV	1/31/2024	\$ 210,000	\$ 78,100	37.19	\$ 23,750	\$ 186,250	\$ 144,416	1.29	1201	CD	1.2
14-316-0057-050	344 GREENWOOD AV	6/2/2022	\$ 230,000	\$ 94,200	40.96	\$ 27,828	\$ 202,172	\$ 176,731	1.14	1456	C	1.2
	Totals:		\$ 600,000	\$ 234,000			\$ 520,532	\$ 426,202				1.2
				Sale. Ratio =>	39.00			E.C.F. =>	1.22			
								Ave. E.C.F. =>	1.23			

30 & 38 OUTBACK

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	style	ECF
14-003-1013-00C	9212 PETERS RD	12/16/2022	\$ 206,000	\$ 73,900	35.87	\$ 38,897	\$ 167,103	\$ 137,234	1.22	C	1.23
14-003-1019-00C	1628 MILL ST	7/14/2022	\$ 129,900	\$ 57,200	44.03	\$ 29,175	\$ 100,725	\$ 89,184	1.13	C	1.23
14-003-1026-00C	1820 MILL ST	12/16/2022	\$ 281,000	\$ 95,200	33.88	\$ 52,090	\$ 228,910	\$ 154,840	1.48	C	1.23
14-003-2022-00C	9791 LEE ST	7/13/2023	\$ 187,000	\$ 70,300	37.59	\$ 29,462	\$ 157,538	\$ 112,526	1.40	C	1.23
14-003-2025-00C	9796 LEE ST	5/6/2022	\$ 236,000	\$ 84,600	35.85	\$ 39,320	\$ 196,680	\$ 153,556	1.28	C	1.23
14-003-2032-00C	9816 LEE ST	6/1/2022	\$ 229,000	\$ 122,500	53.49	\$ 39,240	\$ 189,760	\$ 178,338	1.06	C	1.23
14-027-1001-00C	8009 MARSH RD	4/17/2023	\$ 285,250	\$ 101,200	35.48	\$ 37,960	\$ 247,290	\$ 172,977	1.43	C	1.23
14-027-1003-00C	8219 MARSH RD	8/23/2022	\$ 235,000	\$ 123,100	52.38	\$ 59,560	\$ 175,440	\$ 181,102	0.97	D	1.23
14-027-1004-00C	8185 MARSH RD	8/19/2022	\$ 285,000	\$ 154,100	54.07	\$ 58,280	\$ 226,720	\$ 221,158	1.03	C	1.23
14-028-1005-10C	6342 SWARTOUT RI	9/27/2022	\$ 140,000	\$ 66,300	47.36	\$ 57,939	\$ 82,061	\$ 75,326	1.09	D	1.23
14-028-2014-00C	6052 SWARTOUT RI	7/29/2022	\$ 145,000	\$ 67,100	46.28	\$ 49,904	\$ 95,096	\$ 83,682	1.14	C	1.23
14-028-4013-30C	6450 BENOIT RD	2/9/2024	\$ 375,000	\$ 160,400	42.77	\$ 34,668	\$ 340,332	\$ 292,029	1.17	BC	1.23
14-029-2013-00C	6590 SWARTOUT RI	5/18/2022	\$ 180,000	\$ 85,900	47.72	\$ 29,107	\$ 150,893	\$ 138,581	1.09	C	1.23
14-032-1002-30C	6880 HOLLAND RD	4/5/2023	\$ 435,000	\$ 217,900	50.09	\$ 54,440	\$ 380,560	\$ 360,110	1.06	C	1.23
14-033-1028-00C	8721 STONE RD	9/14/2023	\$ 390,000	\$ 155,100	39.77	\$ 58,167	\$ 331,833	\$ 285,194	1.16	C	1.23
14-033-1041-00C	8654 STONE RD	5/5/2022	\$ 305,000	\$ 99,100	32.49	\$ 59,591	\$ 245,409	\$ 161,242	1.52	C	1.23
14-033-2018-00C	8600 MARSH RD	1/20/2023	\$ 266,000	\$ 106,200	39.92	\$ 62,458	\$ 203,542	\$ 153,413	1.33	C	1.23
14-033-3007-001	8792 MARSH RD	2/27/2023	\$ 220,000	\$ 95,300	43.32	\$ 48,176	\$ 171,824	\$ 150,083	1.14	C	1.23
14-033-4013-50C	8891 FIELD RD	3/15/2023	\$ 202,500	\$ 91,100	44.99	\$ 49,326	\$ 153,174	\$ 131,385	1.17	C	1.23
14-033-4014-20C	8864 STONE RD	3/30/2023	\$ 274,900	\$ 109,200	39.72	\$ 58,536	\$ 216,364	\$ 174,705	1.24	C	1.23
14-033-4014-50C	8870 STONE RD	5/17/2023	\$ 310,000	\$ 127,800	41.23	\$ 69,274	\$ 240,726	\$ 192,922	1.25	C	1.23
14-033-4015-00C	8861 STONE RD	3/2/2023	\$ 320,000	\$ 132,000	41.25	\$ 46,215	\$ 273,785	\$ 222,102	1.23	C	1.23
14-033-4019-00C	8856 FIELD RD	5/18/2023	\$ 268,750	\$ 121,600	45.25	\$ 58,200	\$ 210,550	\$ 177,947	1.18	C	1.23
14-033-4019-05C	8870 FIELD RD	7/19/2022	\$ 410,970	\$ 138,700	33.75	\$ 60,280	\$ 350,690	\$ 227,453	1.54	C	1.23
14-034-4001-20C	8787 MARSH RD	4/28/2022	\$ 245,000	\$ 81,100	33.10	\$ 51,993	\$ 193,007	\$ 142,932	1.35	C	1.23
14-034-4003-00C	5720 JANKOW RD	9/14/2023	\$ 600,000	\$ 270,700	45.12	\$ 131,923	\$ 468,077	\$ 439,134	1.07	BC	1.23
14-034-4018-00C	8815 MARSH RD	7/6/2023	\$ 265,000	\$ 81,800	30.87	\$ 58,620	\$ 206,380	\$ 116,102	1.78	CD	1.23
14-052-0001-00C	6617 HOLLAND RD	7/11/2022	\$ 255,000	\$ 92,000	36.08	\$ 40,629	\$ 214,371	\$ 160,410	1.34	C	1.23
14-060-0003-12E	9065 PHELPS RD	8/1/2022	\$ 495,000	\$ 191,400	38.67	\$ 40,655	\$ 454,345	\$ 386,674	1.18	C	1.23
14-060-0012-00C	9099 PHELPS RD	9/1/2023	\$ 252,000	\$ 107,900	42.82	\$ 45,609	\$ 206,391	\$ 172,509	1.20	CD	1.23
14-298-0007-00C	9072 FIELD RD	11/7/2022	\$ 139,000	\$ 53,300	38.35	\$ 33,358	\$ 105,642	\$ 82,278	1.28	CD	1.23
14-469-0044-00C	9418 STONE RD	4/28/2022	\$ 172,500	\$ 66,100	38.32	\$ 35,688	\$ 136,812	\$ 101,085	1.35	C	1.23
14-541-0027-00C	9028 STONE RD	6/24/2022	\$ 265,000	\$ 82,500	31.13	\$ 52,727	\$ 212,273	\$ 135,241	1.57	C	1.23
14-541-0039-00C	8999 STONE RD	5/26/2022	\$ 370,000	\$ 128,500	34.73	\$ 55,800	\$ 314,200	\$ 232,472	1.35	C	1.23
14-541-0100-00C	9313 FIELD RD	9/30/2022	\$ 195,000	\$ 77,200	39.59	\$ 40,660	\$ 154,340	\$ 131,084	1.18	C	1.23
14-541-0118-00C	9140 FIELD RD	11/30/2023	\$ 217,400	\$ 97,800	44.99	\$ 33,256	\$ 184,144	\$ 170,178	1.08	C	1.23
14-541-0160-20C	9216 FIELD RD	8/17/2023	\$ 410,000	\$ 188,500	45.98	\$ 45,828	\$ 364,172	\$ 367,207	0.99	C	1.23
14-541-0176-001	9308 FIELD RD	7/29/2022	\$ 310,000	\$ 100,600	32.45	\$ 38,524	\$ 271,476	\$ 192,397	1.41	C	1.23
14-541-0176-01C	9294 FIELD RD	9/7/2022	\$ 210,000	\$ 105,000	50.00	\$ 47,864	\$ 162,136	\$ 156,734	1.03	CD	1.23
14-541-0188-00C	9328 FIELD RD	11/28/2022	\$ 151,000	\$ 74,100	49.07	\$ 43,495	\$ 107,505	\$ 102,400	1.05	CD	1.23
14-604-0015-00C	6636 HOLLAND RD	5/10/2022	\$ 268,500	\$ 75,200	28.01	\$ 43,774	\$ 224,726	\$ 158,090	1.42	C	1.23
14-912-0010-00C	9390 FOLKERT RD	6/29/2023	\$ 355,000	\$ 144,200	40.62	\$ 46,532	\$ 308,468	\$ 249,028	1.24	C	1.23
14-983-0002-00C	8755 STONE RD	7/10/2023	\$ 355,000	\$ 176,200	49.63	\$ 66,180	\$ 288,820	\$ 291,304	0.99	C	1.23
Totals:			\$ 11,847,670	\$ 4,849,900			\$ 9,714,290	\$ 8,014,349			
			Sale. Ratio =>		40.94			E.C.F. =>	1.21		
								Ave. E.C.F. =>	1.24		

** 038 ecf 1.22 NOT PAVED ROAD- 1 SALE

50 HI INTERIOR

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF USED
14-618-0051-00C	3379 COLUMBINE RD	11/1/2023	\$ 144,000	\$ 70,300	48.82	\$ 18,409	\$ 125,591	\$ 135,014	0.93	CD	1.2
14-618-0052-00C	1466 LA CROIX RD	2/24/2023	\$ 200,000	\$ 74,400	37.20	\$ 29,841	\$ 170,159	\$ 134,144	1.27	C	1.2
14-618-0052-00C	1466 LA CROIX RD	3/19/2024	\$ 219,000	\$ 80,000	36.53	\$ 32,554	\$ 186,446	\$ 147,631	1.26	C	1.2
14-618-0066-00C	1860 COLUMBINE RD	2/13/2023	\$ 200,000	\$ 79,800	39.90	\$ 85,125	\$ 114,875	\$ 83,716	1.37	D	1.2
14-631-0009-00C	4085 MIDDLE CHANNEL D	9/27/2023	\$ 70,000	\$ 25,900	37.00	\$ 19,977	\$ 50,023	\$ 42,954	1.16	D	1.2
Totals:			\$ 833,000	\$ 330,400			\$ 647,094	\$ 543,459			
					Sale. Ratio =>	39.66		E.C.F. =>	1.19		
								Ave. E.C.F. =>	1.20		

61 ISLAND OFF RIVER

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-514-0043-000	212 BEAUREGARD	1/16/2024	\$ 75,000	\$ 32,400	43.20	\$ 46,210	\$ 28,790	\$ 20,523	1.40	C	1.09
14-514-0045-020	218 BEAUREGARD	1/9/2024	\$ 170,000	\$ 84,500	49.71	\$ 38,232	\$ 131,768	\$ 139,171	0.95	C	1.09
14-514-0046-200	228 BEAUREGARD	9/1/2022	\$ 215,000	\$ 101,800	47.35	\$ 45,000	\$ 170,000	\$ 164,852	1.03	CD	1.09
14-514-0058-000	133 BEAUREGARD	1/2/2024	\$ 210,000	\$ 85,900	40.90	\$ 32,857	\$ 177,143	\$ 151,437	1.17	C	1.09
14-676-0025-000	190 CONEY AVE	7/25/2023	\$ 100,000	\$ 35,600	35.60	\$ 26,635	\$ 73,365	\$ 45,223	1.62	CD	1.09
14-676-0104-000	395 PETOSKEY AVE	1/26/2024	\$ 105,000	\$ 79,400	75.62	\$ 43,467	\$ 61,533	\$ 120,190	0.51	C	1.09
14-703-0045-000	288 ORCHID BLVD	5/26/2023	\$ 350,900	\$ 162,300	46.25	\$ 36,983	\$ 313,917	\$ 292,257	1.07	C	1.09
14-730-0029-000	268 MONROE BLVD	3/17/2023	\$ 110,000	\$ 51,300	46.64	\$ 41,419	\$ 68,581	\$ 65,847	1.04	C	1.09
14-730-0046-000	341 MONROE BLVD	11/3/2023	\$ 75,000	\$ 46,900	62.53	\$ 29,552	\$ 45,448	\$ 67,483	0.67	D	1.09
14-766-0022-000	212 WILLIAMS AVE	9/15/2023	\$ 145,000	\$ 51,900	35.79	\$ 37,567	\$ 107,433	\$ 73,550	1.46	CD	1.09
Totals:			\$ 1,555,900	\$ 732,000			\$ 1,177,978	\$ 1,140,534			
					Sale. Ratio =>	47.05					
									Ave. E.C.F. =>	1.09	

80 BAYPOINTE CONDOS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF USED
14-960-0001-000	9642 SOUTH CHANNEL DR	9/28/2022	\$ 532,000	\$ 116,700	21.94	\$ 65,000	\$ 467,000	\$ 168,835	1.77	C	1.4
14-960-0003-000	9640 SOUTH CHANNEL DR	8/16/2023	\$ 275,000	\$ 125,800	45.75	\$ 65,000	\$ 210,000	\$ 183,312	1.15	C	1.4
14-960-0009-000	9626 SOUTH CHANNEL DR	10/23/2023	\$ 325,000	\$ 126,300	38.86	\$ 65,000	\$ 260,000	\$ 184,237	1.41	C	1.4
14-960-0010-000	9628 SOUTH CHANNEL DR	6/29/2022	\$ 225,000	\$ 118,400	52.62	\$ 65,000	\$ 160,000	\$ 172,259	0.93	C	1.4
Totals:			\$ 1,357,000	\$ 487,200			\$ 1,097,000	\$ 708,644			
					Sale. Ratio =>	35.90		E.C.F. =>	1.55		
								Ave. E.C.F. =>	1.31		

81 WILLOW POINT CONDO

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	ECF
14-986-0004-000	9287 NORTH RIVER RD #4	7/7/2022	\$ 155,000	\$ 49,500	31.94	\$ 31,141	\$ 123,859	\$ 81,967	1.51	878	CD	1.5
14-986-0010-000	9287 NORTH RIVER RD #10	2/10/2023	\$ 140,000	\$ 42,500	30.36	\$ 31,141	\$ 108,859	\$ 65,543	1.66	818	CD	1.5
Totals:			\$ 295,000	\$ 92,000			\$ 232,718	\$ 147,511				
					Sale. Ratio =>	31.19			E.C.F. =>	1.58		
									Ave. E.C.F. =>	1.59		

83 PARKPLACE CONDO

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF used
14-980-0001-000	9200 North river Rd #1	7/16/2024	\$ 215,000	\$ 97,500	45.35	\$ 45,000	\$ 170,000	\$ 143,136	1.19	c	1.2
14-980-0002-000	9200 North River Rd #2	8/29/2024	\$ 220,000	\$ 94,100	42.77	\$ 45,000	\$ 175,000	\$ 136,654	1.28	c	1.2

Ratio 44.05

84 RIVER HAMLET CONDO

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF USED	
14-920-0002-000	7202 HARBOR DR	5/11/2023	\$ 225,000	\$ 102,600	45.60	\$ 50,337	\$ 174,663	\$ 151,864	1.15	BC	1.2	
14-920-0003-000	7204 HARBOR DR	6/5/2023	\$ 265,000	\$ 100,500	37.92	\$ 50,337	\$ 214,663	\$ 151,892	1.41	BC	1.2	
14-920-0009-000	7216 HARBOR DR	7/11/2022	\$ 240,000	\$ 102,600	42.75	\$ 52,375	\$ 187,625	\$ 151,875	1.24	BC	1.2	
14-920-0009-000	7216 HARBOR DR	12/14/2022	\$ 250,000	\$ 102,600	41.04	\$ 52,375	\$ 197,625	\$ 151,875	1.30	BC	1.2	
14-920-0010-000	7218 HARBOR DR	9/12/2022	\$ 275,000	\$ 106,300	38.65	\$ 52,375	\$ 222,625	\$ 159,160	1.40	BC	1.2	
14-920-0017-000	7232 HARBOR DR	8/8/2023	\$ 310,000	\$ 156,400	50.45	\$ 54,337	\$ 255,663	\$ 253,620	1.01	B	1.2	
14-920-0018-000	7234 HARBOR DR	8/12/2024	\$ 345,000	\$ 170,800	49.51	\$ 55,300	\$ 289,700	\$ 246,504	1.18	B	1.2	
Totals:			\$ 1,910,000	\$ 841,800				\$ 1,542,564	\$ 1,266,791			
					Sale. Ratio =>	44.07				E.C.F. =>	1.22	
											Ave. E.C.F. =>	1.24

85 CLAY COMMONS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-913-0008-000	9646 NOOK RD	8/16/2024	\$ 215,000	\$ 98,700	45.91	\$ 26,000	\$ 189,000	\$ 151,909	1.24	C	1.2
14-913-0013-000	9666 NOOK RD	7/28/2023	\$ 210,000	\$ 93,400	44.48	\$ 25,500	\$ 184,500	\$ 159,149	1.16	C	1.2
	Totals:		\$ 425,000	\$ 192,100			\$ 373,500	\$ 311,058			
				Sale. Ratio =>	45.20			E.C.F. =>	1.20		
								Ave. E.C.F. =>	1.20		

86 PEARL BEACH ESTATE CONDO

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-981-0006-000	9988 TASHMOO LANE	6/16/2022	\$ 420,000	\$ 186,800	44.48	\$ 59,612	\$ 360,388	\$ 466,139	0.77	A	0.76
14-981-0007-000	9986 TASHMOO LANE	8/31/2022	\$ 418,000	\$ 176,700	42.27	\$ 60,867	\$ 357,133	\$ 440,670	0.81	A	0.76
14-981-0008-000	9984 TASHMOO LANE	9/28/2022	\$ 388,000	\$ 171,500	44.20	\$ 59,312	\$ 328,688	\$ 432,949	0.76	A	0.76
14-981-0009-000	9982 TASHMOO LANE	4/28/2022	\$ 365,000	\$ 180,500	49.45	\$ 60,867	\$ 304,133	\$ 451,417	0.67	A	0.76
14-981-0012-000	9976 TASHMOO LANE	6/15/2023	\$ 429,900	\$ 185,500	43.15	\$ 60,907	\$ 368,993	\$ 470,097	0.78	A	0.76
	Totals:		\$ 2,020,900	\$ 901,000			\$ 1,719,335	\$ 2,261,271			
				Sale. Ratio =>	44.58			E.C.F. =>	0.76		
								Ave. E.C.F. =>	0.76		

100 ANCHOR BAY DR

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-109-0002-000	7804 ANCHOR BAY DR	11/1/2023	\$ 535,400	\$ 172,100	32.14	\$ 136,545	\$ 398,855	\$ 210,419	1.90	C	1.45
14-109-0005-000	7886 ANCHOR BAY DR	11/2/2022	\$ 460,000	\$ 162,300	35.28	\$ 121,876	\$ 338,124	\$ 195,190	1.73	C	1.45
14-109-0011-000	7910 ANCHOR BAY DR	7/14/2022	\$ 485,000	\$ 159,800	32.95	\$ 123,112	\$ 361,888	\$ 201,003	1.80	C	1.45
14-109-0042-000	8070 ANCHOR BAY DR	9/5/2023	\$ 312,000	\$ 163,600	52.44	\$ 187,694	\$ 124,306	\$ 131,137	0.95	C	1.45
14-109-0109-000	8400 ANCHOR BAY DR	8/25/2023	\$ 480,000	\$ 194,100	40.44	\$ 148,370	\$ 331,630	\$ 222,594	1.49	C	1.45
14-118-0001-000	8404 ANCHOR BAY DR	3/18/2024	\$ 196,900	\$ 71,600	36.36	\$ 98,246	\$ 98,654	\$ 58,997	1.67	CD	1.45
14-118-0007-100	8437 ANCHOR BAY DR	4/5/2022	\$ 185,000	\$ 68,000	36.76	\$ 52,000	\$ 133,000	\$ 78,900	1.69	C	1.45
14-118-0021-000	8508 ANCHOR BAY DR	6/20/2023	\$ 478,566	\$ 171,100	35.75	\$ 146,924	\$ 331,642	\$ 160,336	0.00	C	1.45
14-118-0064-000	8674 ANCHOR BAY DR	6/20/2022	\$ 467,000	\$ 176,200	37.73	\$ 149,382	\$ 317,618	\$ 198,455	1.60	C	1.45
14-118-0107-000	8819 ANCHOR BAY DR	3/9/2023	\$ 215,000	\$ 91,700	42.65	\$ 68,000	\$ 147,000	\$ 111,121	1.32	CD	1.45
14-118-0109-000	8815 ANCHOR BAY DR	10/27/2023	\$ 310,000	\$ 107,700	34.74	\$ 136,000	\$ 174,000	\$ 89,359	1.95	CD	1.45
14-118-0118-000	8773 ANCHOR BAY DR	5/12/2023	\$ 380,000	\$ 105,600	27.79	\$ 71,884	\$ 308,116	\$ 199,543	1.54	C	1.45
14-118-0121-000	8757 ANCHOR BAY DR	3/11/2024	\$ 399,900	\$ 181,400	45.36	\$ 145,690	\$ 254,210	\$ 187,383	1.36	C	1.45
14-127-0008-000	8764 ANCHOR BAY DR	7/7/2022	\$ 185,000	\$ 83,400	45.08	\$ 129,856	\$ 55,144	\$ 35,499	1.55	CD	1.45
14-127-0014-000	8800 ANCHOR BAY DR	4/11/2022	\$ 359,000	\$ 175,000	48.75	\$ 170,816	\$ 188,184	\$ 161,970	1.16	C	1.45
14-127-0031-000	8888 ANCHOR BAY DR	11/28/2022	\$ 170,000	\$ 74,700	43.94	\$ 88,557	\$ 81,443	\$ 58,034	1.40	CD	1.45
14-127-0034-000	8900 ANCHOR BAY DR	7/1/2022	\$ 170,000	\$ 79,100	46.53	\$ 86,035	\$ 83,965	\$ 69,504	1.21	CD	1.45
14-127-0055-000	8990 ANCHOR BAY DR	3/30/2023	\$ 340,000	\$ 125,000	36.76	\$ 82,738	\$ 257,262	\$ 180,786	1.42	C	1.45
14-613-0011-000	9135 ANCHOR BAY DR	8/15/2023	\$ 500,000	\$ 216,100	43.22	\$ 189,510	\$ 310,490	\$ 231,031	1.34	CD	1.45
14-613-0015-000	9117 ANCHOR BAY DR	7/1/2022	\$ 575,000	\$ 288,100	50.10	\$ 193,354	\$ 381,646	\$ 333,015	1.15	C	1.45
Totals:			\$ 7,203,766	\$ 2,866,600			\$ 4,677,177	\$ 3,114,276			
					Sale. Ratio =>	39.79		E.C.F. =>	1.50		
								Ave. E.C.F. =>	1.41		

104 ST JOHN COLONY ISLE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-240-0005-000	10600 ST JOHN DR	9/29/2023	\$ 640,000	\$ 232,400	36.31	\$ 128,308	\$ 511,692	\$ 378,683	1.35	C	1.45
14-242-0001-000	10700 ST JOHN DR	6/22/2022	\$ 849,900	\$ 311,309	36.63	\$ 183,020	\$ 666,880	\$ 530,465	1.26	BC	1.45
14-300-0007-000	6329 MARINA DR	3/13/2024	\$ 430,000	\$ 180,600	42.00	\$ 86,808	\$ 343,192	\$ 277,989	1.23	C	1.45
14-550-0051-000	10125 ST JOHN DR	10/7/2022	\$ 775,000	\$ 267,800	34.55	\$ 119,175	\$ 655,825	\$ 404,801	1.62	C	1.45
14-568-0025-000	10434 ST JOHN DR	7/24/2023	\$ 475,000	\$ 193,800	40.80	\$ 228,000	\$ 247,000	\$ 146,067	1.69	CD	1.45
14-577-0001-000	10435 ST JOHN DR	4/21/2023	\$ 287,000	\$ 117,000	40.77	\$ 139,579	\$ 147,421	\$ 86,606	1.70	CD	1.45
14-577-0002-000	10437 ST JOHN DR	4/10/2023	\$ 385,000	\$ 165,700	43.04	\$ 137,750	\$ 247,250	\$ 165,486	1.49	C	1.45
14-577-0019-000	10701 ST JOHN DR	6/6/2022	\$ 314,575	\$ 131,400	41.77	\$ 138,813	\$ 175,762	\$ 124,549	1.41	C	1.45
Totals:			\$ 4,156,475	\$ 1,600,009			\$ 2,995,022	\$ 2,114,646			
					Sale. Ratio =>	38.49			E.C.F. =>	1.42	
									Ave. E.C.F. =>	1.47	

110 BAYVIEW SHORES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-163-0012-000	7769 FARNSWORTH DR	9/23/2022	\$ 425,000	\$ 226,700	53.34	\$ 107,250	\$ 317,750	\$ 316,723	1.00	BC	1.33
14-163-0024-000	7774 FARNSWORTH DR	2/24/2023	\$ 335,000	\$ 129,900	38.78	\$ 111,147	\$ 223,853	\$ 140,576	1.59	C	1.33
14-163-0033-000	7222 BAYVIEW SHORES	9/19/2022	\$ 325,000	\$ 124,900	38.43	\$ 111,169	\$ 213,831	\$ 142,329	1.50	C	1.33
14-172-0004-000	7238 BAYVIEW SHORES	6/17/2022	\$ 550,000	\$ 193,700	35.22	\$ 108,539	\$ 441,461	\$ 325,934	1.35	BC	1.33
Totals:			\$ 1,635,000	\$ 675,200			\$ 1,196,895	\$ 925,562			
					Sale. Ratio =>	41.30		E.C.F. =>	1.29		
								Ave. E.C.F. =>	1.36		

121 BIRD LANES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF		
14-181-0022-000	7255 AUDUBON RD	3/15/2024	\$ 385,000	\$ 139,800	36.31	\$ 93,000	\$ 292,000	\$ 177,517	1.64	BC	1.35		
14-181-0053-000	7276 AUDUBON RD	6/22/2023	\$ 190,000	\$ 98,800	52.00	\$ 94,524	\$ 95,476	\$ 100,175	0.95	C	1.35		
14-181-0067-000	7240 AUDUBON RD	12/7/2022	\$ 352,800	\$ 135,300	38.35	\$ 139,906	\$ 212,894	\$ 143,921	1.48	C	1.35		
14-181-0078-000	7216 AUDUBON RD	4/28/2023	\$ 350,000	\$ 134,600	38.46	\$ 91,500	\$ 258,500	\$ 168,894	1.53	C	1.35		
14-190-0053-000	7274 BLUEBILL RD	9/1/2023	\$ 497,500	\$ 225,600	45.35	\$ 146,764	\$ 350,736	\$ 285,987	1.23	C	1.35		
14-190-0057-000	7264 BLUEBILL RD	10/19/2022	\$ 440,000	\$ 210,200	47.77	\$ 96,100	\$ 343,900	\$ 296,815	1.16	C	1.35		
14-190-0061-000	7254 BLUEBILL RD	10/18/2023	\$ 250,000	\$ 119,500	47.80	\$ 97,470	\$ 152,530	\$ 134,231	1.14	C	1.35		
14-190-0076-000	7222 BLUEBILL RD	9/6/2023	\$ 407,000	\$ 142,300	34.96	\$ 96,100	\$ 310,900	\$ 178,694	1.74	C	1.35		
14-199-0025-000	7255 CARDINAL RD	4/6/2023	\$ 375,000	\$ 142,400	37.97	\$ 103,196	\$ 271,804	\$ 170,332	1.60	C	1.35		
14-199-0051-000	7292 CARDINAL RD	6/7/2023	\$ 335,000	\$ 134,600	40.18	\$ 100,750	\$ 234,250	\$ 162,770	1.44	C	1.35		
14-199-0054-000	7284 CARDINAL RD	10/23/2023	\$ 399,000	\$ 184,600	46.27	\$ 201,500	\$ 197,500	\$ 158,471	1.25	C	1.35		
14-199-0061-000	7270 CARDINAL RD	8/2/2022	\$ 465,000	\$ 175,100	37.66	\$ 206,342	\$ 258,658	\$ 154,662	1.67	C	1.35		
14-208-0026-000	7253 FLAMINGO RD	8/7/2023	\$ 422,500	\$ 163,000	38.58	\$ 125,747	\$ 296,753	\$ 190,492	1.56	C	1.35		
14-208-0053-000	7307 FLAMINGO RD	8/8/2023	\$ 400,000	\$ 195,900	48.98	\$ 128,000	\$ 272,000	\$ 247,655	1.10	BC	1.35		
14-208-0057-000	7315 FLAMINGO RD	6/30/2022	\$ 419,900	\$ 152,200	36.25	\$ 137,493	\$ 282,407	\$ 178,944	1.58	C	1.35		
14-208-0086-000	7373 FLAMINGO RD	5/26/2022	\$ 485,000	\$ 234,700	48.39	\$ 142,400	\$ 342,600	\$ 301,326	1.14	BC	1.35		
14-208-0108-000	7338 FLAMINGO RD	9/8/2022	\$ 630,000	\$ 262,000	41.59	\$ 128,000	\$ 502,000	\$ 362,797	1.38	BC	1.35		
14-208-0132-000	7290 FLAMINGO RD	10/11/2023	\$ 427,000	\$ 186,500	43.68	\$ 120,000	\$ 307,000	\$ 250,142	1.23	C	1.35		
14-208-0139-000	7276 FLAMINGO RD	11/8/2022	\$ 385,000	\$ 173,300	45.01	\$ 127,617	\$ 257,383	\$ 212,502	1.21	BC	1.35		
14-208-0157-000	7240 FLAMINGO RD	4/28/2022	\$ 400,000	\$ 180,900	45.23	\$ 124,000	\$ 276,000	\$ 238,153	1.16	BC	1.35		
14-208-0173-000	7208 FLAMINGO RD	5/23/2022	\$ 250,000	\$ 129,400	51.76	\$ 124,000	\$ 126,000	\$ 151,878	0.83	C	1.35		
14-208-0173-000	7208 FLAMINGO RD	11/2/2022	\$ 370,000	\$ 129,400	34.97	\$ 124,000	\$ 246,000	\$ 151,878	1.62	C	1.35		
Totals:			\$ 8,635,700	\$ 3,650,100	Sale. Ratio =>		\$ 5,887,291	\$ 4,418,238	E.C.F. =>				
									Ave. E.C.F. =>				
									1.35				

125 COLONY DR CANAL

Parcel Number	Street Address	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-217-0090-000	7775 COLONY DR	\$ 400,000	\$ 128,800	32.20	\$ 102,207	\$ 297,793	\$ 196,621	1.51	C	1.45
14-217-0092-000	7771 COLONY DR	\$ 345,000	\$ 136,700	39.62	\$ 106,558	\$ 238,442	\$ 187,210	1.27	C	1.45
14-217-0106-000	7597 COLONY DR	\$ 325,000	\$ 123,400	37.97	\$ 108,000	\$ 217,000	\$ 139,540	1.56	C	1.45
14-217-0138-500	7754 COLONY DR	\$ 359,000	\$ 140,000	39.00	\$ 99,000	\$ 260,000	\$ 168,257	1.55	C	1.45
		\$ 1,429,000	\$ 528,900			\$ 1,013,235	\$ 691,628			
			Sale. Ratio =>	37.01			E.C.F. =>	1.46		
							Ave. E.C.F. =>	1.47		

126 COLONY DR NC

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-217-0005-000	8961 COLONY DR	2/21/2023	\$ 1,300,000	\$ 529,100	40.70	\$ 247,517	\$ 1,052,483	\$ 766,982	1.37	B	1.5
14-217-0018-000	8665 COLONY DR	4/27/2023	\$ 917,551	\$ 335,300	36.54	\$ 377,649	\$ 539,902	\$ 286,293	1.89	C	1.5
14-217-0035-000	8463 COLONY DR	10/28/2022	\$ 826,000	\$ 252,500	30.57	\$ 229,415	\$ 596,585	\$ 331,222	1.80	BC	1.5
14-217-0044-000	8447 COLONY DR	4/19/2022	\$ 451,000	\$ 179,400	39.78	\$ 217,262	\$ 233,738	\$ 248,540	0.94	BC	1.5
14-217-0047-000	8371 COLONY DR	12/22/2023	\$ 560,000	\$ 205,900	36.77	\$ 279,000	\$ 281,000	\$ 180,351	1.56	C	1.5
14-217-0072-000	7995 COLONY DR	5/3/2022	\$ 475,000	\$ 180,100	37.92	\$ 199,101	\$ 275,899	\$ 169,943	1.62	C	1.5
14-217-0077-000	7985 COLONY DR	2/13/2024	\$ 560,000	\$ 207,200	37.00	\$ 294,019	\$ 265,981	\$ 151,155	1.76	C	1.5
Totals:			\$ 5,089,551	\$ 1,889,500			\$ 3,245,588	\$ 2,134,486			
					Sale. Ratio =>	37.13		E.C.F. =>	1.52		
								Ave. E.C.F. =>	1.56		

131 COLONY ISLE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF	
14-226-0002-000	7276 AQUA ISLE DR	4/17/2023	\$ 342,000	\$ 141,000	41.23	\$ 91,500	\$ 250,500	\$ 177,764	1.41	BC	1.45	
14-226-0013-000	7332 AQUA ISLE DR	3/17/2023	\$ 335,000	\$ 136,100	40.63	\$ 104,310	\$ 230,690	\$ 143,531	1.61	C	1.45	
14-226-0031-000	7397 AQUA ISLE DR	7/14/2023	\$ 700,000	\$ 292,000	41.71	\$ 199,225	\$ 500,775	\$ 365,562	1.37	BC	1.45	
14-226-0037-000	7359 AQUA ISLE DR	4/13/2022	\$ 354,000	\$ 146,800	41.47	\$ 91,932	\$ 262,068	\$ 200,542	1.31	C	1.45	
14-226-0067-000	6401 MARINA DR	2/22/2023	\$ 405,000	\$ 141,100	34.84	\$ 100,687	\$ 304,313	\$ 172,165	1.77	C	1.45	
14-235-0020-000	7313 PARKLANE DR	7/1/2022	\$ 529,900	\$ 198,600	37.48	\$ 125,037	\$ 404,863	\$ 281,842	1.44	BC	1.45	
14-235-0020-000	7313 PARKLANE DR	8/28/2023	\$ 589,500	\$ 221,800	37.63	\$ 124,968	\$ 464,532	\$ 298,425	1.56	BC	1.45	
14-235-0021-000	7317 PARKLANE DR	8/23/2023	\$ 600,000	\$ 178,000	29.67	\$ 125,333	\$ 474,667	\$ 220,848	2.15	BC	1.45	
14-235-0045-000	7274 PARKLANE DR	3/15/2023	\$ 525,000	\$ 246,200	46.90	\$ 119,361	\$ 405,639	\$ 363,570	1.12	BC	1.45	
14-235-0045-000	7274 PARKLANE DR	1/26/2024	\$ 582,000	\$ 265,100	45.55	\$ 116,386	\$ 465,614	\$ 381,024	1.22	BC	1.45	
14-235-0050-000	7250 PARKLANE DR	1/26/2024	\$ 480,000	\$ 148,700	30.98	\$ 120,539	\$ 359,461	\$ 176,822	2.03	C	1.45	
14-235-0059-000	7267 RIVERSIDE DR	6/21/2023	\$ 490,000	\$ 155,000	31.63	\$ 119,656	\$ 370,344	\$ 189,412	1.96	C	1.45	
14-235-0071-000	7315 RIVERSIDE DR	10/13/2023	\$ 406,200	\$ 179,700	44.24	\$ 113,943	\$ 292,257	\$ 247,618	1.18	BC	1.45	
14-235-0097-000	7284 RIVERSIDE DR	5/27/2022	\$ 206,500	\$ 129,500	62.71	\$ 114,375	\$ 92,125	\$ 125,756	0.73	C	1.45	
14-235-0107-000	7244 RIVERSIDE DR	3/7/2023	\$ 460,000	\$ 166,800	36.26	\$ 115,454	\$ 344,546	\$ 213,849	1.61	BC	1.45	
Totals:			\$ 7,005,100	\$ 2,746,400			\$ 5,222,394	\$ 3,558,727				
					Sale. Ratio =>	39.21	E.C.F. =>		1.40			
					Ave. E.C.F. =>					1.50		

140 TOWER SUB DYKE -MARINA

1401 TOWER SUB DYKE -MARINA											
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-586-0006-000	6439 DYKE RD	9/23/2022	\$ 220,000	\$ 114,700	52.14	\$ 88,200	\$ 131,800	\$ 117,251	1.12	CD	1.5
14-586-0023-000	6381 DYKE RD	2/20/2024	\$ 224,000	\$ 81,100	36.21	\$ 59,519	\$ 164,481	\$ 95,040	1.73	C	1.5
14-586-0052-000	6310 MARINA DR	8/28/2023	\$ 275,000	\$ 85,900	31.24	\$ 72,500	\$ 202,500	\$ 96,778	2.09	C	1.5
14-586-0054-000	6314 MARINA DR	7/17/2023	\$ 259,500	\$ 76,100	29.33	\$ 75,063	\$ 184,437	\$ 77,522	2.38	C	1.5
14-586-0064-000	6334 MARINA DR	1/8/2024	\$ 225,000	\$ 68,900	30.62	\$ 72,857	\$ 152,143	\$ 64,942	2.34	CD	1.5
14-586-0093-000	6494 MARINA DR	5/9/2022	\$ 405,000	\$ 171,200	42.27	\$ 78,895	\$ 326,105	\$ 255,393	1.28	C	1.5
14-586-0097-000	6502 MARINA DR	2/9/2023	\$ 365,000	\$ 117,100	32.08	\$ 78,895	\$ 286,105	\$ 150,111	1.91	C	1.5
Totals:			\$ 1,973,500	\$ 715,000			\$ 1,447,571	\$ 857,036			
					Sale. Ratio =>	36.23	E.C.F. =>		1.69		
ECF used with adjacent analysis									Ave. E.C.F. =>	1.84	

ECF used with adjacent analysis

141 INGLWD LAKE STARK

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-289-0010-000	7870 INGLEWOOD DR	8/23/2022	\$ 435,000	\$ 99,000	22.76	\$ 58,568	\$ 376,432	\$ 228,399	1.65	C	1.43
14-289-0012-000	7886 INGLEWOOD DR	3/24/2023	\$ 360,000	\$ 161,900	44.97	\$ 105,158	\$ 254,842	\$ 211,346	1.21	C	1.43
14-289-0015-000	7904 INGLEWOOD DR	5/20/2022	\$ 300,000	\$ 118,500	39.50	\$ 109,099	\$ 190,901	\$ 131,238	1.45	C	1.43
14-496-0024-000	7829 INGLEWOOD DR	8/11/2022	\$ 227,000	\$ 81,400	35.86	\$ 55,192	\$ 171,808	\$ 104,107	1.65	C	1.43
14-496-0056-000	7800 LAKE DR	8/16/2022	\$ 200,000	\$ 85,900	42.95	\$ 81,908	\$ 118,092	\$ 85,984	1.37	CD	1.43
14-496-0092-000	7866 STARK DR	7/21/2023	\$ 135,000	\$ 73,900	54.74	\$ 81,849	\$ 53,151	\$ 59,972	0.89	D	1.43
14-496-0115-000	7933 STARK DR	9/29/2023	\$ 427,500	\$ 169,300	39.60	\$ 134,606	\$ 292,894	\$ 185,756	1.58	C	1.43
	Totals:		\$ 2,084,500	\$ 789,900			\$ 1,458,120	\$ 1,006,802			
				Sale. Ratio =>	37.89			E.C.F. =>	1.45		
								Ave. E.C.F. =>	1.40		

145 PERCH POINT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-334-0011-000	7436 DYKE RD	9/14/2022	\$ 57,500	\$ 37,600	65.39	\$ 37,500	\$ 20,000	\$ 30,553	0.65	D	1.2
14-343-0014-000	7328 BEALANE RD	1/19/2024	\$ 110,000	\$ 60,200	54.73	\$ 50,453	\$ 59,547	\$ 73,637	0.81	CD	1.2
14-343-0021-000	7312 BEALANE RD	6/23/2023	\$ 230,000	\$ 63,500	27.61	\$ 50,363	\$ 179,637	\$ 109,643	1.64	CD	1.2
14-343-0053-000	7353 BEALANE RD	4/4/2022	\$ 115,000	\$ 46,100	40.09	\$ 49,500	\$ 65,500	\$ 69,798	0.94	C	1.2
14-343-0054-000	7355 BEALANE RD	12/8/2023	\$ 253,000	\$ 117,800	46.56	\$ 49,500	\$ 203,500	\$ 197,836	1.03	C	1.2
14-352-0004-000	7342 EDLANE RD	1/13/2023	\$ 265,000	\$ 106,800	40.30	\$ 51,852	\$ 213,148	\$ 181,480	1.17	CD	1.2
14-352-0014-000	7322 EDLANE RD	8/30/2023	\$ 225,000	\$ 78,800	35.02	\$ 50,242	\$ 174,758	\$ 116,522	1.50	C	1.2
14-352-0017-000	7316 EDLANE RD	7/10/2023	\$ 245,000	\$ 118,000	48.16	\$ 52,477	\$ 192,523	\$ 194,578	0.99	C	1.2
14-352-0028-001	7302 JO CHAR RD	3/17/2023	\$ 520,000	\$ 171,500	32.98	\$ 70,233	\$ 449,767	\$ 330,563	1.36	C	1.2
14-352-0028-001	7302 JO CHAR RD	1/19/2024	\$ 584,000	\$ 200,400	34.32	\$ 70,567	\$ 513,433	\$ 352,283	1.46	C	1.2
14-352-0050-000	7327 EDLANE RD	7/31/2023	\$ 215,000	\$ 69,600	32.37	\$ 52,114	\$ 162,886	\$ 94,875	1.72	C	1.2
14-352-0055-000	7330 JO CHAR RD	5/27/2022	\$ 300,000	\$ 108,800	36.27	\$ 36,000	\$ 264,000	\$ 190,406	1.39	C	1.2
14-352-0058-000	7335 EDLANE RD	3/28/2024	\$ 82,000	\$ 45,800	55.85	\$ 53,404	\$ 28,596	\$ 40,295	0.71	C	1.2
Totals:			\$ 3,201,500	\$ 1,224,900			\$ 2,527,295	\$ 1,982,469			
					Sale. Ratio =>	38.26			E.C.F. =>	1.27	
									Ave. E.C.F. =>	1.18	

149 PTE TREMBLE RIVER SIDE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-361-0005-000	4353 PTE TREMBLE RD	12/12/2022	\$ 639,000	\$ 273,300	42.77	\$ 150,289	\$ 488,711	\$ 481,426	1.02	BC	1.2
14-361-0006-000	4375 PTE TREMBLE RD	7/14/2023	\$ 610,000	\$ 280,100	45.92	\$ 142,500	\$ 467,500	\$ 431,885	1.08	BC	1.2
14-361-0008-000	4427 PTE TREMBLE RD	4/15/2022	\$ 710,000	\$ 371,600	52.34	\$ 286,000	\$ 424,000	\$ 452,021	0.94	C	1.2
14-361-0012-050	4577 PTE TREMBLE RD	10/28/2022	\$ 715,000	\$ 267,900	37.47	\$ 142,500	\$ 572,500	\$ 423,842	1.35	BC	1.2
14-433-0013-000	5211 PTE TREMBLE RD	7/3/2023	\$ 550,000	\$ 269,700	49.04	\$ 123,405	\$ 426,595	\$ 431,395	0.99	C	1.2
14-433-0039-000	4979 PTE TREMBLE RD	11/10/2023	\$ 565,000	\$ 166,500	29.47	\$ 147,126	\$ 417,874	\$ 241,676	1.73	C	1.2
14-433-0042-000	4939 PTE TREMBLE RD	2/21/2024	\$ 390,000	\$ 123,100	31.56	\$ 144,116	\$ 245,884	\$ 127,433	1.93	C	1.2
14-442-0195-000	3975 PTE TREMBLE RD	5/6/2022	\$ 205,000	\$ 100,500	49.02	\$ 145,350	\$ 59,650	\$ 59,303	1.01	D	1.2
Totals:			\$ 4,384,000	\$ 1,852,700			\$ 3,102,714	\$ 2,648,981			
					Sale. Ratio =>	42.26			E.C.F. =>	1.17	
									Ave. E.C.F. =>	1.25	

152 NRIVER OFF RIVER

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-271-0012-000	9491 NORTH RIVER RD	5/15/2023	\$ 165,000	\$ 93,900	56.91	\$ 37,795	\$ 127,205	\$ 150,981	0.84	CD	1.25
14-271-0013-000	9487 NORTH RIVER RD	12/1/2022	\$ 175,000	\$ 75,100	42.91	\$ 96,752	\$ 78,248	\$ 62,697	1.25	CD	1.25
14-316-0009-000	9834 NORTH RIVER RD	12/29/2023	\$ 275,000	\$ 107,400	39.05	\$ 101,345	\$ 173,655	\$ 116,088	1.50	C	1.25
14-487-0066-000	9399 NORTH RIVER RD	5/9/2023	\$ 525,000	\$ 189,400	36.08	\$ 116,518	\$ 408,482	\$ 265,000	1.54	C	1.25
14-487-0073-000	9317 NORTH RIVER RD	8/16/2022	\$ 225,000	\$ 103,200	45.87	\$ 115,000	\$ 110,000	\$ 93,251	1.18	D	1.25
Totals:			\$ 1,365,000	\$ 569,000			\$ 897,590	\$ 688,017			
					Sale. Ratio =>	41.68			E.C.F. =>	1.30	
									Ave. E.C.F. =>	1.26	

160 SOUTH CHANNEL/GRN

160 SC/Grn/SanSouci

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-514-0022-000	2195 SOUTH CHANNEL DR	12/16/2022	\$ 687,500	\$ 298,300	43.39	\$ 341,089	\$ 346,411	\$ 286,876	1.21	C	1.4
14-514-0061-000	2482 SOUTH CHANNEL DR	9/1/2022	\$ 615,000	\$ 260,600	42.37	\$ 285,275	\$ 329,725	\$ 225,117	1.46	C	1.4
14-514-0114-000	3284 SOUTH CHANNEL DR	6/8/2022	\$ 397,500	\$ 174,300	43.85	\$ 142,273	\$ 255,227	\$ 195,119	1.31	C	1.4
14-618-0019-001	SOUTH CHANNEL DR	5/16/2023	\$ 500,000	\$ 294,500	58.90	\$ 428,336	\$ 71,664	\$ 139,080	0.52	C	1.4
14-676-0010-000	3820 SOUTH CHANNEL DR	6/23/2022	\$ 350,000	\$ 123,500	35.29	\$ 162,175	\$ 187,825	\$ 81,336	2.31	C	1.4
14-676-0098-000	3434 SOUTH CHANNEL DR	9/23/2022	\$ 260,000	\$ 185,300	71.27	\$ 233,555	\$ 26,445	\$ 117,569	0.22	C	1.4
14-676-0119-000	3312 SOUTH CHANNEL DR	5/20/2022	\$ 395,000	\$ 153,300	38.81	\$ 189,211	\$ 205,789	\$ 124,193	1.66	C	1.4
14-757-0016-001	2870 SOUTH CHANNEL DR	7/12/2023	\$ 385,000	\$ 182,300	47.35	\$ 242,338	\$ 142,662	\$ 156,088	0.91	C	1.4
14-757-0034-001	2810 SOUTH CHANNEL DR	9/2/2022	\$ 360,000	\$ 115,500	32.08	\$ 112,306	\$ 247,694	\$ 120,128	2.06	C	1.4
14-775-0010-000	3120 SOUTH CHANNEL DR	9/8/2023	\$ 355,000	\$ 156,700	44.14	\$ 165,951	\$ 189,049	\$ 143,900	1.31	C	1.4
14-847-0514-000	6720 SOUTH CHANNEL DR	3/30/2023	\$ 2,500,000	\$ 741,600	29.66	\$ 415,824	\$ 2,084,176	\$ 1,318,867	1.58	B	1.4
14-847-0521-002	6535 SOUTH CHANNEL DR	4/12/2022	\$ 600,000	\$ 214,200	35.70	\$ 226,433	\$ 373,567	\$ 187,617	1.99	C	1.4
14-847-0521-002	6535 SOUTH CHANNEL DR	8/25/2023	\$ 650,000	\$ 225,800	34.74	\$ 221,510	\$ 428,490	\$ 198,115	2.16	C	1.4
14-847-0521-011	6520 SOUTH CHANNEL DR	4/12/2022	\$ 1,300,000	\$ 906,000	69.69	\$ 430,476	\$ 869,524	\$ 913,079	0.95	B	1.4
14-847-0553-000	5850 GREEN DR	5/19/2022	\$ 615,000	\$ 254,500	41.38	\$ 208,694	\$ 406,306	\$ 299,726	1.36	C	1.4
14-847-0574-000	5489 SOUTH CHANNEL DR	7/19/2022	\$ 465,000	\$ 235,800	50.71	\$ 294,110	\$ 170,890	\$ 131,115	1.30	D	1.4
14-847-0579-000	5446 SOUTH CHANNEL DR	7/31/2023	\$ 885,000	\$ 301,100	34.02	\$ 321,359	\$ 563,641	\$ 289,406	1.95	C	1.4
14-847-0601-000	4947 SOUTH CHANNEL DR	4/22/2022	\$ 1,400,000	\$ 580,100	41.44	\$ 481,852	\$ 918,148	\$ 690,824	1.33	B	1.4
Totals:			\$ 12,720,000	\$ 5,403,400			\$ 7,817,233	\$ 5,618,154			
					Sale. Ratio =>	42.48			E.C.F. =>	1.39	
					Std. Dev. =>	11.89			Ave. E.C.F. =>	1.42	

170 BATES SC

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-847-0061-000	8729 SOUTH CHANNEL DR	5/25/2022	\$ 1,375,000	\$ 623,400	45.34	\$ 657,891	\$ 717,109	\$ 528,519	1.36	BC	1.2
14-847-0365-000	7403 VENICE HWY	9/7/2022	\$ 178,000	\$ 77,900	43.76	\$ 64,768	\$ 113,232	\$ 87,535	1.29	CD	1.2
Totals:			\$ 1,553,000	\$ 701,300			\$ 830,341	\$ 616,054			
					Sale. Ratio =>	45.16					
					Std. Dev. =>						
								E.C.F. =>			
								Ave. E.C.F. =>	1.29		

Parcel Number

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-847-0093-000	8512 BEDFORD HWY	6/18/2024	\$ 140,000	\$ 61,000	43.57	\$ 70,840	\$ 69,160	\$ 60,651	1.14	CD	1.15
14-847-0239-000	7910 SOUTH CHANNEL	8/1/2023	\$ 350,000	\$ 149,500	42.71	\$ 215,505	\$ 134,495	\$ 112,194	1.20	CD	1.15
14-847-0292-000	7685 SOUTH CHANNEL	5/4/2023	\$ 220,000	\$ 96,500	43.86	\$ 149,925	\$ 70,075	\$ 60,241	1.16	CD	1.15
14-847-0303-000	7635 SOUTH CHANNEL	8/13/2024	\$ 195,000	\$ 57,500	29.49	\$ 86,585	\$ 108,415	\$ 47,325	*	D	1.15
14-847-0313-000	7626 SOUTH CHANNEL	6/9/2023	\$ 280,200	\$ 90,100	32.16	\$ 136,605	\$ 143,595	\$ 67,390	*	D	1.15
14-847-0387-000	7338 SOUTH CHANNEL DR	7/14/2023	\$ 320,000	\$ 75,000	23.44	\$ 84,629	\$ 235,371	\$ 97,811	*	CD	1.15
14-847-0479-001	7095 SOUTH CHANNEL DR	6/14/2024	\$ 150,000	\$ 84,100	56.07	\$ 88,560	\$ 61,440	\$ 67,398	0.91	D	1.15
Totals:			\$ 1,655,200	\$ 613,700			\$ 822,551	\$ 513,010			
				Sale. Ratio =>	37.08			E.C.F. =>	1.60		
								Ave. E.C.F. =>	1.10		
						* outliers removed					

174 BATES BAY

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-847-0315-000	7610 SOUTH CHANNEL DR	8/2/2024	\$ 575,000	\$ 143,900	25.03	\$ 77,699	\$ 497,301	\$ 234,154	2.12	C	1.15
		Totals:	\$ 575,000	\$ 143,900			\$ 497,301	\$ 234,154			
				Sale. Ratio =>	25.03			E.C.F. =>	2.12		
								Ave. E.C.F. =>	2.12		
								* SAME AS ADJACENT 172			

176JOE BEDORE AREA

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-847-0441-000	7258 BEDORE HWY	9/21/2022	\$ 339,900	\$ 111,000	32.66	\$ 83,981	\$ 255,919	\$ 168,421	1.52	C	1.2
14-847-0454-000	7148 SAX DR	8/1/2023	\$ 160,000	\$ 89,500	55.94	\$ 104,179	\$ 55,821	\$ 72,789	0.77	D	1.2
14-856-0053-000	7120 LAZY LANE	9/13/2022	\$ 245,000	\$ 93,500	38.16	\$ 39,680	\$ 205,320	\$ 159,311	1.29	C	1.2
Totals:			\$ 744,900	\$ 294,000			\$ 517,060	\$ 400,521			
					Sale. Ratio =>	39.47			E.C.F. =>	1.29	
									Ave. E.C.F. =>	1.19	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-622-0004-000	4160 MIDDLE CHANNEL DR	5/9/2023	\$ 545,000	\$ 202,900	37.23	\$ 87,773	\$ 457,227	\$ 285,993	1.60	C	1.4
14-631-0050-000	3832 MIDDLE CHANNEL DR	6/29/2023	\$ 300,000	\$ 123,000	41.00	\$ 170,058	\$ 129,942	\$ 68,009	1.91	CD	1.4
14-865-0075-000	7130 MIDDLE CHANNEL DR	5/18/2023	\$ 1,050,000	\$ 468,400	44.61	\$ 462,891	\$ 587,109	\$ 472,705	1.24	BC	1.4
14-865-0090-020	6860 MIDDLE CHANNEL DR	3/1/2023	\$ 900,000	\$ 299,700	33.30	\$ 180,547	\$ 719,453	\$ 527,233	1.36	C	1.4
14-865-0128-010	6170 MIDDLE CHANNEL DR	6/14/2023	\$ 270,000	\$ 115,800	42.89	\$ 220,552	\$ 49,448	\$ 12,538	3.94	* C	1.4
14-865-0188-000	4946 MIDDLE CHANNEL DR	6/27/2022	\$ 216,500	\$ 116,900	54.00	\$ 145,575	\$ 70,925	\$ 77,532	0.91	CD	1.4
14-865-0193-000	4856 MIDDLE CHANNEL DR	7/1/2022	\$ 825,000	\$ 485,200	58.81	\$ 443,576	\$ 381,424	\$ 396,558	0.96	C	1.4
14-865-0195-000	4832 MIDDLE CHANNEL DR	10/6/2023	\$ 530,000	\$ 221,900	41.87	\$ 223,002	\$ 306,998	\$ 204,688	1.50	C	1.4
14-865-0206-000	4658 MIDDLE CHANNEL DR	6/12/2023	\$ 700,000	\$ 215,700	30.81	\$ 192,869	\$ 507,131	\$ 217,472	2.33	C	1.4
14-865-0215-000	4484 MIDDLE CHANNEL DR	1/17/2023	\$ 600,000	\$ 250,200	41.70	\$ 220,000	\$ 380,000	\$ 274,041	1.39	C	1.4
		Totals:	\$ 5,936,500	\$ 2,499,700			\$ 3,589,657	\$ 2,536,770			
				Sale. Ratio =>	42.11			E.C.F. =>	1.42		
								Ave. E.C.F. =>	1.72		
								*OUTLIER			

190 GRANDE PTE CUT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
14-451-0007-000	204 GRANDE PTE CUT	9/7/2023	\$ 219,900	\$ 100,200	45.57	\$ 54,000	\$ 165,900	\$ 154,877	1.07	C	1.2
14-523-0016-000	791 NORTH CHANNEL DR	2/20/2024	\$ 240,000	\$ 102,800	42.83	\$ 122,081	\$ 117,919	\$ 84,105	1.40	D	1.2
Totals:			\$ 459,900	\$ 203,000			\$ 283,819	\$ 238,982			
					Sale. Ratio =>	44.14		E.C.F. =>	1.19		
									Ave. E.C.F. =>	1.24	

193 & 199

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	ECF
14-667-0010-000	2185 NORTH CHANNEL DR	2/1/2024	\$ 68,000	\$ 44,100	64.85	\$ 36,985	\$ 31,015	\$ 87,537	0.35	960	CD	1.02
14-667-0010-000	2185 NORTH CHANNEL DR	6/17/2024	\$ 157,000	\$ 60,700	38.66	\$ 36,975	\$ 120,028	\$ 86,435	1.39	960	CD	1.02
* same property sale												
14-820-0016-000	2662 COTTAGE LN	8/19/2022	\$ 100,000	\$ 46,500	46.50	\$ 50,000	\$ 50,000	\$ 48,148	1.04	811	D	1.10
14-820-0026-000	2742 COTTAGE LN	9/15/2023	\$ 350,000	\$ 103,200	29.49	\$ 55,266	\$ 294,734	\$ 175,827	1.68	1224	C	1.10
Totals:			\$ 675,000	\$ 254,500			\$ 495,777	\$ 397,948				
					Sale. Ratio =>	37.70		E.C.F. =>	1.25			
								Ave. E.C.F. =>	1.11			

195 N CHANNEL DR HI

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	ECF
14-649-0015-001	1012 NORTH CHANNEL DR	6/14/2024	\$ 900,000	\$ 422,300	46.92	\$ 222,667	\$ 677,333	\$ 520,976	1.30	3474	BC	1.25
14-658-0001-001	1008 NORTH CHANNEL DR	6/26/2023	\$ 600,000	\$ 379,900	63.32	\$ 349,708	\$ 250,292	\$ 367,189	0.68	3016	BC	1.25
14-658-0003-000	994 NORTH CHANNEL DR	4/25/2024	\$ 630,000	\$ 287,000	45.56	\$ 272,271	\$ 357,729	\$ 245,633	1.46	1668	C	1.25
14-658-0005-000	990 NORTH CHANNEL DR	8/23/2023	\$ 650,000	\$ 379,100	58.32	\$ 320,174	\$ 329,826	\$ 379,886	0.87	2097	BC	1.25
14-721-0014-000	1296 NORTH CHANNEL DR	8/10/2022	\$ 497,150	\$ 171,600	34.52	\$ 160,800	\$ 336,350	\$ 241,837	1.39	2700	C	1.25
14-829-0001-000	2080 NORTH CHANNEL DR	8/15/2022	\$ 412,500	\$ 191,400	46.40	\$ 220,793	\$ 191,707	\$ 159,750	1.20	1610	C	1.25
14-829-0002-000	2100 NORTH CHANNEL DR	6/28/2024	\$ 415,000	\$ 127,600	30.75	\$ 143,950	\$ 271,050	\$ 91,310	2.97	960	C	1.25
14-829-0006-000	2174 NORTH CHANNEL DR	6/30/2023	\$ 240,000	\$ 125,500	52.29	\$ 140,437	\$ 99,563	\$ 101,297	0.98	1572	CD	1.25
Totals:			\$ 4,344,650	\$ 2,084,400			\$ 2,513,850	\$ 2,107,879				
Sale. Ratio =>					47.98							
									E.C.F. =>	1.19		
									Ave. E.C.F. =>	1.36		

197 SAM GORE CANALS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	ECF
14-694-0013-000	1276 GORE RD	11/8/2023	\$ 400,000	\$ 173,000	43.25	\$ 76,499	\$ 323,501	\$ 312,227	1.04	2518	C	1.03
14-694-0023-000	1390 GORE RD	6/9/2023	\$ 160,925	\$ 73,900	45.92	\$ 56,615	\$ 104,310	\$ 101,383	1.03	960	CD	1.03
	Totals:		\$ 560,925	\$ 246,900			\$ 427,811	\$ 413,611				
				Sale. Ratio =>	44.02			E.C.F. =>	1.03			
								Ave. E.C.F. =>	1.03			

200 BRUCKNERS

Parcel Number
14-874-0044-000

Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	ECF
8018 MIDDLE CHANNEL DR	4/15/2022	\$ 260,000	\$ 87,500	33.65	\$ 114,071	\$ 145,929	\$ 64,125	2.28	CD	1.4
Totals:		\$ 260,000	\$ 87,500			\$ 145,929	\$ 64,125			
			Sale. Ratio =>	33.65			E.C.F. =>	2.28		
							Ave. E.C.F. =>	2.28		

** Analysis with Middle Channel Adjacent used same ECF

71 COMM H.I.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code	ECF
14-532-0004-000	3057 SOUTH CHANNEL DR	6/8/2022	\$ 275,000	\$ 170,300	61.93	\$ 224,844	\$ 50,156	\$ 77,888	0.64	BAR	0.85
14-618-0072-000	1721 NORTH CHANNEL DR	12/15/2022	\$ 242,500	\$ 100,300	41.36	\$ 114,333	\$ 128,167	\$ 116,813	1.10	MISC COMM	0.85
14-631-0069-000	2256 NORTH CHANNEL DR	7/28/2022	\$ 1,100,000	\$ 520,000	47.27	\$ 207,873	\$ 892,127	\$ 1,045,049	0.85	WAREHOUSES	0.85
14-775-0014-000	3061 SOUTH CHANNEL DR	6/27/2023	\$ 376,000	\$ 169,500	45.08	\$ 154,128	\$ 221,872	\$ 221,357	1.00	STORE RETAIL	0.85
14-775-0017-000	3066 SOUTH CHANNEL DR	3/11/2024	\$ 66,000	\$ 28,200	42.73	\$ 25,256	\$ 40,744	\$ 42,558	0.96	STORE RETAIL	0.85
14-847-0295-000	7650 SOUTH CHANNEL DR	6/17/2022	\$ 599,000	\$ 253,800	42.37	\$ 316,402	\$ 282,598	\$ 249,078	1.13	MARKET CONV/GAS	0.85
14-856-0026-001	7139 MC DONALD DR	10/17/2023	\$ 72,000	\$ 49,600	68.89	\$ 66,500	\$ 5,500	\$ 41,883	0.13	WHS STG	0.85
	Totals:		\$ 2,730,500	\$ 1,291,700			\$ 1,621,164	\$ 1,794,626			
				Sale. Ratio =>	47.31			E.C.F. =>	0.90		
					10.93			Ave. E.C.F. =>	0.83		

Parcel Number

[illegible]

ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code	Cost
14-550-0002-000	6211 PTE TREMBLE RD	9/7/2022	\$ 260,000	\$ 122,300	47.04	\$ 134,672	\$ 125,328	\$ 155,000	0.81	OFFICE BUILDINGS	0.89
14-550-0003-000	6225 DYKE RD	10/4/2023	\$ 230,000	\$ 97,300	42.30	\$ 156,000	\$ 74,000	\$ 68,804	1.08	MISC COMM	0.89
	Totals:		\$ 490,000	\$ 219,600			\$ 199,328	\$ 223,804			
				Sale. Ratio =>	44.82			E.C.F. =>	0.89		
				Std. Dev. =>	3.35			Ave. E.C.F. =>	0.94		
14-100-0001-000	9000 MERRILL DR (business & personal property included removed from study)	1/10/2023	\$ 6,655,100	\$ 2,142,700	32.20	\$ 1,065,813	\$ 5,589,287	\$ 4,556,333	1.23	MISC COMM	

215 INDUSTRIAL

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF
14-469-0037-000	9485 STONE RD	6/1/2022	\$ 295,000	\$ 66,200	22.44	\$ 60,080	\$ 234,920	\$ 140,916	1.67	5019.00	\$ 46.81	0.83
14-469-0040-000	1876 FRUIT RD	8/18/2022	\$ 800,000	\$ 326,200	40.78	\$ 111,568	\$ 688,432	\$ 799,061	0.86	9600.00	\$ 71.71	0.83
14-469-0047-000	1878 FRUIT RD	8/18/2022	\$ 360,000	\$ 69,600	19.33	\$ 26,706	\$ 333,294	\$ 218,824	1.52	5889.00	\$ 56.60	0.83
	Totals:		\$ 1,455,000	\$ 462,000			\$ 1,256,646	\$ 1,158,801			\$ 58.37	
				Sale. Ratio =>	31.75							

* multi-community sales .85 and county appraisal .90 study revealed

AGRICULTURAL #23 & #51

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
10-010-4002-000	8198 JORDON RD	04/29/24	\$303,000	\$152,500	50.33	\$243,067	\$59,933	\$55,234	1.085
10-024-1001-000	10915 OATMAN RD	01/12/24	\$517,005	\$251,200	48.59	\$466,146	\$50,859	\$69,096	0.736
26-002-2002-000	8755 MASON RD	12/14/22	\$185,000	\$94,200	50.92	\$161,700	\$23,300	\$24,659	0.945
26-002-3002-400	8647 MASON RD	08/19/22	\$250,000	\$124,300	49.72	\$231,405	\$18,595	\$13,646	1.363
30-007-1003-000	7337 FRITH RD	08/20/24	\$340,000	\$180,800	53.18	\$314,789	\$25,211	\$41,742	0.604
30-018-1008-000	1025 MAYER RD	06/08/22	\$394,900	\$152,500	38.62	\$368,222	\$26,678	\$23,814	1.120
30-021-3003-000	1844 WADHAMS RD	01/26/24	\$319,900	\$143,600	44.89	\$276,725	\$43,175	\$32,279	1.338
30-024-2004-600	4754 VELDON LN	08/09/23	\$110,000	\$51,400	46.73	\$98,429	\$11,571	\$13,048	0.887
31-005-3002-001	2536 COVE RD	08/18/23	\$90,000	\$37,100	41.22	\$44,702	\$45,298	\$33,262	1.362
31-021-2006-000	9250 LAMBS RD	10/28/22	\$220,000	\$112,800	51.27	\$98,274	\$121,726	\$156,140	0.780
Totals:			\$2,729,805	\$1,300,400			\$426,346	\$462,920	
					Sale. Ratio =>	47.64			E.C.F. => 0.921
					Std. Dev. =>	4.69			Ave. E.C.F. => 1.022

No sales in Clay- used multi community and county appraisal study

.90 for AG buildings -#23 & #51

.90 Residential # 51 Harsens Island

1.05 Residential #23 mainland