Neighborhoods Used: 4000 - RESIDENTIAL, 1000 - AGRICULTURAL

21922 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-016-013-10	03/27/2025 4000	401	337,000	64,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	272,250	150,315	1.811

2838 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-023-005-22	03/10/2025 4000	401	270,000	76,471

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	51	193,529	78,923	2.452

4767 LEAF CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-005-13	02/07/2025 4000	401	371,500	55,431

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98	316,069	268,695	1.176

1233 LONG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-028-011-70	01/03/2025 4000	401	155,000	54,299

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	53	100,701	74,635	1.349

5150 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-031-30	12/03/2024 4000	401	205,000	56,465

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	53	148,535	79,855	1.860

2050 WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-019-011-41	11/27/2024 4000	401	429,900	81,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	267,751	152,899	1.751

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	80249	45826	1.751

22128 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-035-00	11/25/2024 4000	401	340,000	90,440

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	216,742	146,756	1.477

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	32818	22221	1.477

19130 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-035-025-00	11/06/2024 4000	401	370,000	67,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	263,911	136,174	1.938

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	38692	19964	1.938

Neighborhoods Used: 4000 - RESIDENTIAL, 1000 - AGRICULTURAL

20880 TRUFANT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-027-008-60	11/01/2024 4000	401	225,000	51,396

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55	173,604	93,532	1.856

MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-010-01	10/24/2024 1000	101	350,000	296,939

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	53061	51117	1.038

5989 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-50	10/16/2024 4000	401	240,000	62,033

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50	169,025	106,640	1.585

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8942	5642	1.585

23795 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-006-004-00	08/30/2024 1000	101	500,000	217,789

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	56	229,473	125,044	1.835

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	52738	28738	1.835

23600 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-031-024-00	08/09/2024 4000	401	274,900	79,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	188,407	144,632	1.303

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6993	5368	1.303

1949 LONG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-028-004-00	07/12/2024 4000	401	192,000	55,821

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	40	136,179	52,008	2.618

2206 N WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-019-011-42	07/09/2024 4000	401	750,000	113,465

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	95	636,535	510,791	1.246

20295 STANTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-027-012-00	06/25/2024 4000	401	440,000	126,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	283,432	127,265	2.227

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	30468	13681	2.227

Neighborhoods Used: 4000 - RESIDENTIAL, 1000 - AGRICULTURAL

20121 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-70	06/05/2024 4000	401	153,000	39,518

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	61	100,768	51,713	1.949

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	12714	6525	1.949

20797 RICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-023-10	06/03/2024 4000	401	515,000	128,089

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90	349,155	302,108	1.156

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	37756	32669	1.156

22544 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-017-005-20	05/20/2024 4000	401	329,990	53,449

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78	276,541	213,942	1.293

22840 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-024-00	05/17/2024 4000	401	190,000	92,713

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	61	97,287	43,038	2.261

19808 CANNONSVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-014-009-10	04/24/2024 4000	401	190,000	48,535

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	51	141,465	117,166	1.207

21727 CANNONSVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-021-005-00	03/19/2024 4000	401	350,727	53,294

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	87	297,433	146,968	2.024

655 N NEVE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-007-31	02/29/2024 4000	401	377,300	97,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	74	279,400	166,982	1.673

378 DAY LILY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-031-857-08	01/26/2024 4000	401	415,000	66,439

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	344,753	327,466	1.053

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3808	3618	1.053

Neighborhoods Used: 4000 - RESIDENTIAL, 1000 - AGRICULTURAL

22781 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-017-007-40	12/22/2023 4000	401	264,000	66,136

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55	197,864	93,267	2.121

19130 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-035-025-00	12/04/2023 4000	401	312,000	67,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	214,241	137,600	1.557

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	30362	19501	1.557

19960 MAPLE HILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-026-009-70	11/30/2023 4000	401	285,000	60,439

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	224,561	210,394	1.067

849 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-001-20	11/22/2023 4000	401	313,800	90,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79	221,641	191,520	1.157

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1859	1606	1.157

20732 RICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-018-01	11/06/2023 4000	401	695,000	175,979

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	512,037	432,546	1.184

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6984	5899	1.184

!!MULTI-PARCEL SALE!!

19947 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-011-42	11/06/2023 4000	401	300,000	137,946

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	73	162,054	173,666	0.933

!!MULTI-PARCEL SALE!!

22377 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-005-00	11/03/2023 4000	401	250,000	65,892

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	179,845	154,189	1.166

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	4263	3655	1.166

18950 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-018-00	09/29/2023 4000	401	301,500	100,663

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	60	183,815	127,346	1.443

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	17022	11793	1.443

Neighborhoods Used: 4000 - RESIDENTIAL, 1000 - AGRICULTURAL

20925 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-555-10	09/18/2023 4000	401	250,000	65,325

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	44	163,658	84,363	1.940

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	21017	10834	1.940

20089 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-60	06/12/2023 4000	401	105,000	39,103

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	74	65,897	63,953	1.030

467 BITTER CREEK LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-007-13	05/22/2023 4000	401	229,900	65,583

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	164,317	180,656	0.910

4874 WOODWARD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-005-16	04/12/2023 4000	401	305,000	65,722

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	96	239,278	217,888	1.098

Neighborhoods Used: 4000 - RESIDENTIAL, 1000 - AGRICULTURAL

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
36	3	16.00	18.58	0.994	1.548	1.460
After Application of E.C.F.s		11.86	15.85	1.011		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.481(2)	1.481(2)	1.481(2)	1.481(2)	1.481(2)	1.481(2)
1 1/4 STORY	1.443(1)	1.443(1)	1.443(1)	1.443(1)	1.443(1)	1.443(1)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.337(13)	1.337(13)	1.337(13)	1.337(13)	1.337(13)	1.337(13)
2 STORY	1.377(5)	1.377(5)	1.377(5)	1.377(5)	1.377(5)	1.377(5)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.314 (24)
Mobile Home E.C.F. : 1.943 (11)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.523 (17)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4000 - RESIDENTIAL, 1000 - AGRICULTURAL

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 1000.AGRICULTURAL

MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-010-01	10/24/2024 1000	101	350,000	296,939

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	53061	51117	1.038

Nohouse

23795 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-006-004-00	08/30/2024 1000	101	500,000	217,789

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	56	229,473	125,044	1.835

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	52738	28738	1.835

Neighborhoods Used: 1000.AGRICULTURAL

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
2	1	12.64	20.45	1.026	1.437	1.437
After Application of E.C.F.s		3.42	5.00	1.006		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.835(1)	1.835(1)	1.835(1)	1.835(1)	1.835(1)	1.835(1)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.835 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.325 (2)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1000 - AGRICULTURAL

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 2000.COMMERCIAL ECF

No sales
(See attached)

Pierson Township Commercial ECF for 2026 Roll				
Parcel Number	**Street Address**	**Class**	**Sale Date**	**ECF**
002-011-029-00		201	8/15/2023	0.881
003-016-009-50	8037 STEVENSON RD	201	5/24/2024	0.806
006-007-002-01	E KENDAVILLE RD	201	11/9/2023	1.000
006-007-008-00	4680 N SHERIDAN RD	201	5/3/2024	0.733
008-003-012-10	6765 S GREENVILLE RD	201	4/4/2023	1.126
010-008-014-01	4691 W COUNTY FARM RD	201	12/8/2023	0.819
010-014-022-10	1918 W CARSON CITY RD	201	6/1/2023	0.317
010-017-024-00	4220 W CARSON CITY RD	201	8/22/2023	0.847
014-034-010-54	5451 S GREENVILLE RD	201	6/1/2023	0.734
014-034-010-60	8898 W PECK RD	201	3/15/2024	0.682
019-013-020-11	2650 STONEY LAKE BLVD	201	12/18/2023	0.754
019-015-015-02	2991 S DERBY RD	201	1/25/2024	0.520
				0.791

Conclusion: For 2026, Pierson Township .791 **Commercial ECF**. Sales used in Rural Montcalm County. No location adjustment deemed necessary as it is the same market. Some sales are confidential-see Assessor to be directed to the unit for details. Information deemed reliable but not guaranteed.

Neighborhoods Used: 3000.INDUSTRIAL ECF

No Sales
(See attached)

Pierson Township Industrial ECF for 2026 Roll				
Parcel Number	**Street Address**		**Sale Date**	**ECF**
002-011-029-00		201	8/15/2023	0.881
003-016-009-50	8037 STEVENSON RD	201	5/24/2024	0.806
006-007-002-01	E KENDAVILLE RD	201	11/9/2023	1.000
006-007-008-00	4680 N SHERIDAN RD	201	5/3/2024	0.733
008-003-012-10	6765 S GREENVILLE RD	201	4/4/2023	1.126
010-008-014-01	4691 W COUNTY FARM RD	201	12/8/2023	0.819
010-014-022-10	1918 W CARSON CITY RD	201	6/1/2023	0.317
010-017-024-00	4220 W CARSON CITY RD	201	8/22/2023	0.847
014-034-010-54	5451 S GREENVILLE RD	201	6/1/2023	0.734
014-034-010-60	8898 W PECK RD	201	3/15/2024	0.682
019-013-020-11	2650 STONEY LAKE BLVD	201	12/18/2023	0.754
019-015-015-02	2991 S DERBY RD	201	1/25/2024	0.520
				0.791

Conclusion: For 2026, Pierson Township .791 **Industrial ECF**. Sales used in Rural Montcalm County. No location adjustment deemed necessary as it is the same market. Some sales are confidential-see Assessor to be directed to the unit for details. Information deemed reliable but not guaranteed. There are four industrial parcels in Pierson. Two are manufacturing buildings with on of those vacant for several years; one is a barn on residential proeprty but zoned industrial and the other one is a Consumers Energy station (Not farmed.)

Neighborhoods Used: 4000.RESIDENTIAL

21922 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-016-013-10	03/27/2025 4000	401	337,000	64,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	272,250	150,315	1.811

2838 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-023-005-22	03/10/2025 4000	401	270,000	76,471

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	51	193,529	78,923	2.452

4767 LEAF CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-005-13	02/07/2025 4000	401	371,500	55,431

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98	316,069	268,695	1.176

1233 LONG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-028-011-70	01/03/2025 4000	401	155,000	54,299

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	53	100,701	74,635	1.349

5150 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-031-30	12/03/2024 4000	401	205,000	56,465

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	53	148,535	79,855	1.860

2050 WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-019-011-41	11/27/2024 4000	401	429,900	81,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	267,751	152,899	1.751

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	80249	45826	1.751

22128 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-035-00	11/25/2024 4000	401	340,000	90,440

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	216,742	146,756	1.477

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	32818	22221	1.477

19130 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-035-025-00	11/06/2024 4000	401	370,000	67,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	263,911	136,174	1.938

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	38692	19964	1.938

Neighborhoods Used: 4000.RESIDENTIAL

20880 TRUFANT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-027-008-60	11/01/2024 4000	401	225,000	51,396

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55	173,604	93,532	1.856

5989 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-50	10/16/2024 4000	401	240,000	62,033

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50	169,025	106,640	1.585

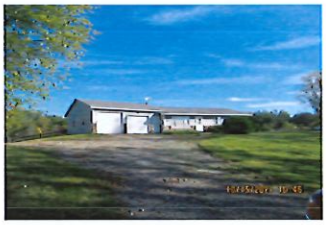
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8942	5642	1.585

23600 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-031-024-00	08/09/2024 4000	401	274,900	79,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	188,407	144,632	1.303

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6993	5368	1.303



1949 LONG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-028-004-00	07/12/2024 4000	401	192,000	55,821

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	40	136,179	52,008	2.618

2206 N WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-019-011-42	07/09/2024 4000	401	750,000	113,465

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	95	636,535	510,791	1.246

20295 STANTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-027-012-00	06/25/2024 4000	401	440,000	126,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	283,432	127,265	2.227

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	30468	13681	2.227

20121 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-70	06/05/2024 4000	401	153,000	39,518

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	61	100,768	51,713	1.949

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	12714	6525	1.949

20797 RICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-023-10	06/03/2024 4000	401	515,000	128,089

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90	349,155	302,108	1.156

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	37756	32669	1.156

Neighborhoods Used: 4000.RESIDENTIAL

22544 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-017-005-20	05/20/2024 4000	401	329,990	53,449

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78	276,541	213,942	1.293

22840 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-024-00	05/17/2024 4000	401	190,000	92,713

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	61	97,287	43,038	2.260

19808 CANNONSVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-014-009-10	04/24/2024 4000	401	190,000	48,535

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	51	141,465	117,166	1.207

21727 CANNONSVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-021-005-00	03/19/2024 4000	401	350,727	53,294

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	87	297,433	146,968	2.024

655 N NEVE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-007-31	02/29/2024 4000	401	377,300	97,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	74	279,400	166,982	1.673

378 DAY LILY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-031-857-08	01/26/2024 4000	401	415,000	66,439

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	344,753	327,466	1.053

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3808	3618	1.053

22781 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-017-007-40	12/22/2023 4000	401	264,000	66,136

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55	197,864	93,267	2.121

19130 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-035-025-00	12/04/2023 4000	401	312,000	67,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	214,241	137,600	1.557

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	30362	19501	1.557

Neighborhoods Used: 4000.RESIDENTIAL

19960 MAPLE HILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-026-009-70	11/30/2023 4000	401	285,000	60,439

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	224,561	210,394	1.067

849 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-001-20	11/22/2023 4000	401	313,800	90,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79	221,641	191,520	1.157

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1859	1606	1.157

19947 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-011-42	11/06/2023 4000	401	300,000	137,946

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	73	162,054	173,666	0.933

!!MULTI-PARCEL SALE!!

20732 RICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-018-01	11/06/2023 4000	401	695,000	175,979

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	512,037	432,546	1.184

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6984	5899	1.184

!!MULTI-PARCEL SALE!!

22377 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-005-00	11/03/2023 4000	401	250,000	65,892

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	179,845	154,189	1.166

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	4263	3655	1.166

18950 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-018-00	09/29/2023 4000	401	301,500	100,663

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	60	183,815	127,346	1.443

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	17022	11793	1.443

20925 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-555-10	09/18/2023 4000	401	250,000	65,325

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	44	163,658	84,363	1.940

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	21017	10834	1.940

20089 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-60	06/12/2023 4000	401	105,000	39,103

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	74	65,897	63,953	1.030

Neighborhoods Used: 4000.RESIDENTIAL

467 BITTER CREEK LANE

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-034-007-13	05/22/2023	4000	401	229,900	65,583

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	164,317	180,656	0.910

4874 WOODWARD LN

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-007-005-16	04/12/2023	4000	401	305,000	65,722

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	96	239,278	217,888	1.098

Neighborhoods Used: 4000.RESIDENTIAL

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
34	4	16.01	18.70	0.993	1.555	1.460
After Application of E.C.F.s		11.71	15.89	1.010		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.481(2)	1.481(2)	1.481(2)	1.481(2)	1.481(2)	1.481(2)
1 1/4 STORY	1.443(1)	1.443(1)	1.443(1)	1.443(1)	1.443(1)	1.443(1)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.337(13)	1.337(13)	1.337(13)	1.337(13)	1.337(13)	1.337(13)
2 STORY	1.308(4)	1.308(4)	1.308(4)	1.308(4)	1.308(4)	1.308(4)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.300 (23)
Mobile Home E.C.F. : 1.943 (11)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.599 (15)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4000 - RESIDENTIAL

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

0.944

Neighborhoods Used: 4020.VILLAGE RESIDENTIAL ECF

140 ELM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
049-105-000-00	03/05/2025 4020	401	340,000	26,218

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	94	285,413	315,358	0.905

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	28369	31345	0.905

35 NEVE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
049-114-001-02	02/28/2025 4020	401	216,000	29,838

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	186,162	184,030	1.012

50 LANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
049-111-013-00	08/30/2024 4020	401	182,400	26,621

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	59	155,779	79,186	1.967

Also looked at Time adjusted sales
4/1/22 - 9/30/25.
close to study.
used study 0.944 ECF.

Neighborhoods Used: 4020.VILLAGE RESIDENTIAL ECF

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
3	0	17.40	27.52	0.948	1.295	1.012
After Application of E.C.F.s		0.00	0.00	1.000		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.012(1)	1.012(1)	1.012(1)	1.012(1)	1.012(1)	1.012(1)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	0.905(1)	0.905(1)	0.905(1)	0.905(1)	0.905(1)	0.905(1)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.944 (2)
Mobile Home E.C.F. : 1.967 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.905 (1)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4020 - VILLAGE RESIDENTIAL ECF

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Pierson Township ECF: Village Residential (4/01/2022 - 3/31/2025)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Days	Months	Time Adjustment	Time Adj Sales Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
											4/1/2024	0.86600%		
049-105-000-00	140 ELM ST	03/05/25	$340,000	WD	03-ARM'S LENGTH	$340,000	-334	-11.13	0.00%	$340,000	$148,900	43.79	$393,632	$26,218
049-108-012-01	46 W GRAND ST	06/10/22	$117,000	WD	03-ARM'S LENGTH	$117,000	651	21.70	18.79%	$138,987	$65,300	55.81	$143,167	$18,000
049-111-013-00	50 LANE ST	08/30/24	$182,400	WD	03-ARM'S LENGTH	$182,400	-149	-4.97	0.00%	$182,400	$43,300	23.74	$177,629	$26,621
049-114-001-02	35 NEVE RD	02/28/25	$216,000	WD	03-ARM'S LENGTH	$216,000	-329	-10.97	0.00%	$216,000	$97,900	45.32	$216,076	$29,838
049-124-001-00	79 CLARK ST	10/27/22	$145,000	WD	03-ARM'S LENGTH	$145,000	514	17.13	14.83%	$166,510	$46,800	32.28	$106,265	$19,086
		Totals:	**$1,000,400**			**$1,000,400**				**$1,043,897**	**$402,200**		**$1,036,769**	
											Sale. Ratio =>	**38.53**		
											Std. Dev. =>	**12.42**		

Pierson Township ECF: Village Residential (4/01/2022 - 3/31/2025) with Mobile Home Removed

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Days	Months	Time Adjustment	Time Adj Sales Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
											4/1/2024	0.86600%		
049-105-000-00	140 ELM ST	03/05/25	$340,000	WD	03-ARM'S LENGTH	$340,000	-334	-11.13	0.00%	$340,000	$148,900	43.79	$393,632	$26,218
049-108-012-01	46 W GRAND ST	06/10/22	$117,000	WD	03-ARM'S LENGTH	$117,000	651	21.70	18.79%	$138,987	$65,300	55.81	$143,167	$18,000
049-114-001-02	35 NEVE RD	02/28/25	$216,000	WD	03-ARM'S LENGTH	$216,000	-329	-10.97	0.00%	$216,000	$97,900	45.32	$216,076	$29,838
049-124-001-00	79 CLARK ST	10/27/22	$145,000	WD	03-ARM'S LENGTH	$145,000	514	17.13	14.83%	$166,510	$46,800	32.28	$106,265	$19,086
		Totals:	**$818,000**			**$818,000**				**$861,497**	**$358,900**		**$859,140**	
											Sale. Ratio =>	**41.66**		
											Std. Dev. =>	**9.63**		

Outlier: Mobile

049-111-013-00	50 LANE ST	08/30/24	$182,400	WD	03-ARM'S LENGTH	$182,400	-149	-4.97	0.00%	$182,400	$43,300	23.74	$177,629	$26,621

Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
$313,782	$346,703	0.905	2,046	$153.36	4020-Village Residential ECF	29.7325	MODULAR	$26,218		VILLAGE RESIDENTIAL	401
$99,000	$131,478	0.753	1,233	$80.29	4020-Village Residential ECF	44.9392	1 3/4 STORY	$18,000		VILLAGE RESIDENTIAL	401
$155,779	$79,186	1.967	1,674	$93.06	4020-Village Residential ECF	#VALUE!	MOBILE HOME	$24,800		VILLAGE RESIDENTIAL	401
$186,162	$184,030	1.012	1,400	$132.97	4020-Village Residential ECF	19.0783	1 STORY	$24,800		VILLAGE RESIDENTIAL	401
$125,914	$91,575	1.375	984	$127.96	4020-Village Residential ECF	17.2619	1 STORY	$18,000		VILLAGE RESIDENTIAL	401
$880,637	**$832,971**			**$117.53**		**14.5146**					
	E.C.F. =>	**1.057**		**Std. Deviation=>**	**0.48517848**						
	Ave. E.C.F. =>	**1.202**		**Ave. Variance=>**	**#VALUE!**	**Coefficient of Var=>**	**#VALUE!**				

Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
$313,782	$346,703	0.905	2,046	$153.36	4020-Village Residential ECF	10.6105	MODULAR	$26,218		VILLAGE RESIDENTIAL	401
$99,000	$131,478	0.753	1,233	$80.29	4020-Village Residential ECF	25.8172	1 3/4 STORY	$18,000		VILLAGE RESIDENTIAL	401
$186,162	$184,030	1.012	1,400	$132.97	4020-Village Residential ECF	0.0437	1 STORY	$24,800		VILLAGE RESIDENTIAL	401
$125,914	$91,575	1.375	984	$127.96	4020-Village Residential ECF	36.3839	1 STORY	$18,000		VILLAGE RESIDENTIAL	401
$724,858	**$753,785**			**$123.65**		**4.9526**					
	E.C.F. =>	**0.962**		**Std. Deviation=>**	**0.264757578**						
	Ave. E.C.F. =>	**1.011**		**Ave. Variance=>**	**18.2138**	**Coefficient of Var=>**	**18.0129738**				

$155,779	$79,186	1.967	1,674	$93.06	4020-Village Residential ECF	95.6101	MOBILE HOME	$24,800		VILLAGE RESIDENTIAL	401

Paired Sales

PNUM	Date of Sale 1	Sales price	Date of Sale 2	Sales Price	Difference	Change	Months	% Per Month	Class	Comments	Additional Comments
All Paired Sales Ending in Sales Study and Used											
PNUM	Date of Sale 1	Sales price	Date of Sale 2	Sales Price	Difference	Change	Months	% Per Month	Class	Comments	Additional Comments
015-017-005-20	7/16/2021	260,000	5/20/2024	329,990	69,990	0.2692	34.13	0.789%	401		
015-007-575-11	5/28/2021	210,000	5/31/2024	315,000	105,000	0.5000	36.10	1.385%	401		
015-007-655-31	1/10/2022	242,000	2/4/2025	290,000	48,000	0.1983	36.80	0.539%	401		
015-017-004-10	7/26/2021	62,500	6/1/2023	66,000	3,500	0.0560	22.17	0.253%	402		
015-028-004-00	3/22/2022	170,000	7/12/2024	192,000	22,000	0.1294	27.67	0.468%	401	Possible Remodel for 1st sale	From Principled Home Solutions
015-035-025-00	12/4/2023	312,000	11/6/2024	370,000	58,000	0.1859	11.07	1.680%	401		
015-400-014-00	11/17/2020	1,040,000	7/17/2024	1,650,000	610,000	0.5865	44.00	1.333%	401	Mull 015-740-007-00	
049-111-013-00	10/7/2022	165,000	8/30/2024	182,400	17,400	0.1055	22.00	0.479%	401		
							Average	**0.866%**			
							Median	0.664%			

Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

21922 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-016-013-10	03/27/2025 4000	401	337,000	64,750

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	272,250	150,315	1.811

2838 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-023-005-22	03/10/2025 4000	401	270,000	76,471

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	51	193,529	78,923	2.452

4767 LEAF CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-005-13	02/07/2025 4000	401	371,500	55,431

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	98	316,069	268,695	1.176

1233 LONG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-028-011-70	01/03/2025 4000	401	155,000	54,299

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	53	100,701	74,635	1.349

5150 BASS LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-031-30	12/03/2024 4000	401	205,000	56,465

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	53	148,535	79,855	1.860

2050 WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-019-011-41	11/27/2024 4000	401	429,900	81,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	267,751	152,899	1.751

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	80249	45826	1.751

22128 KENDAVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-035-00	11/25/2024 4000	401	340,000	90,440

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	216,742	146,756	1.477

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	32818	22221	1.477

19130 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-035-025-00	11/06/2024 4000	401	370,000	67,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	263,911	136,174	1.938

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	38692	19964	1.938

Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

20880 TRUFANT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-027-008-60	11/01/2024 4000	401	225,000	51,396

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55	173,604	93,532	1.856

5989 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-50	10/16/2024 4000	401	240,000	62,033

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50	169,025	106,640	1.585

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	8942	5642	1.585

23600 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-031-024-00	08/09/2024 4000	401	274,900	79,500

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	188,407	144,632	1.303

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6993	5368	1.303

21850 CENTER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-200-041-10	07/23/2024 4030	401	295,000	55,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	67	239,144	173,757	1.376

1949 LONG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-028-004-00	07/12/2024 4000	401	192,000	55,821

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	40	136,179	52,008	2.618

2206 N WEST COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-019-011-42	07/09/2024 4000	401	750,000	113,465

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	95	636,535	510,791	1.246

20295 STANTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-027-012-00	06/25/2024 4000	401	440,000	126,100

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	283,432	127,265	2.227

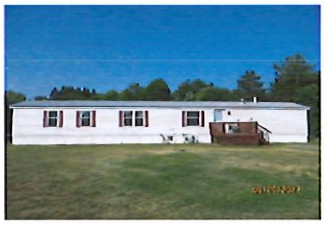
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	30468	13681	2.227

20121 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-70	06/05/2024 4000	401	153,000	39,518

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	61	100,768	51,713	1.949

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	12714	6525	1.949



Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

20797 RICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-023-10	06/03/2024 4000	401	515,000	128,089

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90	349,155	302,108	1.156

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	37756	32669	1.156

22544 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-017-005-20	05/20/2024 4000	401	329,990	53,449

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78	276,541	213,942	1.293

22840 KENDAVILLE RD

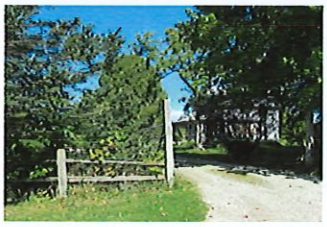
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-024-00	05/17/2024 4000	401	190,000	92,713

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	61	97,287	43,038	2.261

19808 CANNONSVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-014-009-10	04/24/2024 4000	401	190,000	48,535

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	51	141,465	117,166	1.207



21727 CANNONSVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-021-005-00	03/19/2024 4000	401	350,727	53,294

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	87	297,433	146,968	2.024

655 N NEVE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-007-31	02/29/2024 4000	401	377,300	97,900

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	74	279,400	166,982	1.673

378 DAY LILY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-031-857-08	01/26/2024 4000	401	415,000	66,439

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	344,753	327,466	1.053

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	3808	3618	1.053

22781 WOOD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-017-007-40	12/22/2023 4000	401	264,000	66,136

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	55	197,864	93,267	2.121

Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

19130 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-035-025-00	12/04/2023 4000	401	312,000	67,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	214,241	137,600	1.557

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	30362	19501	1.557

19960 MAPLE HILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-026-009-70	11/30/2023 4000	401	285,000	60,439

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	224,561	210,394	1.067

849 MAPLE HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-001-20	11/22/2023 4000	401	313,800	90,300

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79	221,641	191,520	1.157

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1859	1606	1.157

20732 RICE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-018-01	11/06/2023 4000	401	695,000	175,979

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	512,037	432,546	1.184

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	6984	5899	1.184

!!MULTI-PARCEL SALE!!

19947 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-002-011-42	11/06/2023 4000	401	300,000	137,946

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	73	162,054	173,666	0.933

!!MULTI-PARCEL SALE!!

22377 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-005-00	11/03/2023 4000	401	250,000	65,892

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	179,845	154,189	1.166

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	4263	3655	1.166

18950 W SOUTH COUNTY LINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-036-018-00	09/29/2023 4000	401	301,500	100,663

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	60	183,815	127,346	1.443

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	17022	11793	1.443

20925 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-555-10	09/18/2023 4000	401	250,000	65,325

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	44	163,658	84,363	1.940

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	21017	10834	1.940

Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

20089 LAKE MONTCALM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-003-001-60	06/12/2023 4000	401	105,000	39,103

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	74	65,897	63,953	1.030

467 BITTER CREEK LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-034-007-13	05/22/2023 4000	401	229,900	65,583

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	164,317	180,656	0.910

4874 WOODWARD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-005-16	04/12/2023 4000	401	305,000	65,722

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	96	239,278	217,888	1.098

Neighborhoods Used: 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
35	3	15.89	18.27	0.994	1.550	1.443
After Application of E.C.F.s		11.59	15.70	1.010		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.481(2)	1.481(2)	1.481(2)	1.481(2)	1.481(2)	1.481(2)
1 1/4 STORY	1.443(1)	1.443(1)	1.443(1)	1.443(1)	1.443(1)	1.443(1)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.337(13)	1.337(13)	1.337(13)	1.337(13)	1.337(13)	1.337(13)
2 STORY	1.320(5)	1.320(5)	1.320(5)	1.320(5)	1.320(5)	1.320(5)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)	0.976(3)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.303 (24)
Mobile Home E.C.F. : 1.943 (11)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.599 (15)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4000 - RESIDENTIAL, 4030 - PLATTED RESIDENTIAL

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4030.PLATTED RESIDENTIAL

21850 CENTER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-200-041-10	07/23/2024 4030	401	295,000	55,856

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	67	239,144	173,757	1.376

Neighborhoods Used: 4030.PLATTED RESIDENTIAL

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
1	0	0.00	0.00	1.000	1.376	1.376
After Application of E.C.F.s		0.00	0.00	1.000		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.376(1)	1.376(1)	1.376(1)	1.376(1)	1.376(1)	1.376(1)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.376 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4030 - PLATTED RESIDENTIAL

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

2353 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-694-014-03	10/10/2024 4031	401	270,000	10,454

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	45	259,546	143,288	1.811

3135 GRAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-400-014-00	07/17/2024 4700	401	1,650,000	294,604

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	1,291,081	484,013	2.667

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	64315	24111	2.667

!!MULTI-PARCEL SALE!!

2429 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-697-004-00	07/05/2024 4700	401	540,000	429,847

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	47	110,153	94,070	1.171

3291 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-540-007-00	05/03/2024 4700	401	1,235,800	589,909

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	645,891	321,498	2.009

!!MULTI-PARCEL SALE!!

2390 WEST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-750-010-00	08/11/2023 4700	401	500,000	305,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	83	194,603	250,354	0.777

2470 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-694-003-00	08/08/2023 4700	401	410,000	265,889

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	57	144,111	123,811	1.164

!!MULTI-PARCEL SALE!!

Neighborhoods Used: 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
6	4	21.72	33.37	1.110	1.600	1.491
After Application of E.C.F.s		2.70	4.98	1.011		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	0.777(1)	0.777(1)	0.777(1)	0.777(1)	0.777(1)	0.777(1)
1 1/4 STORY	1.164(1)	1.164(1)	1.164(1)	1.164(1)	1.164(1)	1.164(1)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.819(2)	1.819(2)	1.819(2)	1.819(2)	1.819(2)	1.819(2)
2 STORY	2.667(1)	2.667(1)	2.667(1)	2.667(1)	2.667(1)	2.667(1)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.811(1)	1.811(1)	1.811(1)	1.811(1)	1.811(1)	1.811(1)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.867 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 2.667 (1)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4031.BIG WHITEFISH BACK LOTS

2353 DAGGET RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-694-014-03	10/10/2024	4031	401	270,000	10,454

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	45	259,546	143,288	1.811

Neighborhoods Used: 4031.BIG WHITEFISH BACK LOTS

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
1	0	0.00	0.00	1.000	1.811	1.811
After Application of E.C.F.s		0.00	0.00	1.000		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.811(1)	1.811(1)	1.811(1)	1.811(1)	1.811(1)	1.811(1)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.811 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4031 - BIG WHITEFISH BACK LOTS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4500 - LITTLE WHITEFISH, 4032 - L WHITEFISH BACK LOT

4707 MAIN ST

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-430-001-00	10/01/2024	4032	401	233,000	9,896

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	46	223,104	87,145	2.560

4288 WHITE RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-420-011-00	07/25/2024	4500	401	460,000	238,553

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	221,447	193,778	1.143

4585 WHITE RD

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-500-023-10	06/21/2024	4500	401	270,000	229,531

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	40,469	69,617	0.581

22779 LAKE DR

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-440-026-00	09/25/2023	4500	401	550,000	233,789

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	316,211	217,722	1.452

22380 LAKE DR

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-660-023-00	08/30/2023	4500	401	345,000	217,364

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	127,636	71,177	1.793

22745 LAKE DR

Parcel Number	** Valid Sale		** Class	AdjSalePrice	LandValue
015-440-029-50	06/30/2023	4500	401	364,000	124,843

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	239,157	88,142	2.713

Neighborhoods Used: 4500 - LITTLE WHITEFISH, 4032 - L WHITEFISH BACK LOT

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
6	0	21.16	29.63	0.978	1.707	1.623
After Application of E.C.F.s		18.60	24.82	0.976		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.605(6)	1.605(6)	1.605(6)	1.605(6)	1.605(6)	1.605(6)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.605 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4500 - LITTLE WHITEFISH, 4032 - L WHITEFISH BACK LOT

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4032.L WHITEFISH BACK LOT

4707 MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-430-001-00	10/01/2024 4032	401	233,000	9,896

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	46	223,104	87,145	2.560

Neighborhoods Used: 4032.L WHITEFISH BACK LOT

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
1	0	0.00	0.00	1.000	2.560	2.560
After Application of E.C.F.s		0.00	0.00	1.000		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	2.560(1)	2.560(1)	2.560(1)	2.560(1)	2.560(1)	2.560(1)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 2.560 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4032 - L WHITEFISH BACK LOT

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

1.167

Neighborhoods Used: 4040.RURAL PLAT SUB

5247 NORTH POINT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-036-48	02/06/2025 4040	401	370,000	56,433

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95	313,567	321,751	0.975

4722 BLUE HERON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-655-31	02/04/2025 4040	401	290,000	55,777

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	95	234,223	204,380	1.146

5191 NORTH POINT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-005-036-46	12/03/2024 4040	401	350,000	55,735

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94	294,265	302,758	0.972

21210 CRAIG DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-009-657-04	11/14/2024 4040	401	346,400	56,334

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	290,066	272,747	1.063

4778 BLUE HERON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-655-28	07/15/2024 4040	401	270,000	56,865

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	84	213,135	175,028	1.218

21433 KRISTEN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-009-657-17	07/10/2024 4040	401	405,000	51,775

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79	353,225	251,127	1.407

23844 ASHLEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-575-11	05/31/2024 4040	401	315,000	61,817

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	216,504	182,816	1.184

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	36679	30971	1.184

4925 WHITEFISH WOODS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-655-02	11/03/2023 4040	401	280,000	52,068

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	79	227,932	163,784	1.392

Neighborhoods Used: 4040.RURAL PLAT SUB

3270 SHORECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-018-820-04	09/28/2023 4040	401	299,900	67,753

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	72	209,092	156,595	1.335

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	23055	17267	1.335

23739 ASHLEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-575-07	07/31/2023 4040	401	350,000	75,194

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	247,426	189,940	1.303

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	27380	21019	1.303

4760 BLUE HERON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-655-29	07/20/2023 4040	401	245,000	55,840

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	84	189,160	174,773	1.082

3361 SHORECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-512-007-00	06/29/2023 4040	401	180,000	50,395

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBILE HOME	47	129,605	86,690	1.495

4796 BLUE HERON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-007-655-27	04/11/2023 4040	401	270,000	53,826

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	84	216,174	179,288	1.206

Neighborhoods Used: 4040.RURAL PLAT SUB

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
13	0	8.44	10.24	0.995	1.214	1.206
After Application of E.C.F.s		6.24	8.30	1.004		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.063(1)	1.063(1)	1.063(1)	1.063(1)	1.063(1)	1.063(1)
2 STORY	1.098(3)	1.098(3)	1.098(3)	1.098(3)	1.098(3)	1.098(3)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.229(8)	1.229(8)	1.229(8)	1.229(8)	1.229(8)	1.229(8)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.167 (12)
Mobile Home E.C.F. : 1.495 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.258 (3)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4040 - RURAL PLAT SUB

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4500 LITTLE WHITEFISH

4288 WHITE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-420-011-00	07/25/2024 4500	401	460,000	238,553

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	221,447	193,778	1.143

4585 WHITE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-500-023-10	06/21/2024 4500	401	270,000	229,531

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	40,469	69,617	0.581

22779 LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-440-026-00	09/25/2023 4500	401	550,000	233,789

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	316,211	217,722	1.452

22380 LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-660-023-00	08/30/2023 4500	401	345,000	217,364

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	127,636	71,177	1.793

22745 LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-440-029-50	06/30/2023 4500	401	364,000	124,843

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	239,157	88,142	2.713

Neighborhoods Used: 4500.LITTLE WHITEFISH

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
5	0	15.35	20.04	1.013	1.536	1.452
After Application of E.C.F.s		14.59	18.23	1.003		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.475(5)	1.475(5)	1.475(5)	1.475(5)	1.475(5)	1.475(5)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.475 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4500 - LITTLE WHITEFISH

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4600.OTHER LAKES ECF

No sales
See attached Time adj. Lakes sales
1.665 ECF

Pierson Township ECF: Bass Lake, Other Lakes, Sand Lake, Wood Lake (4/01/2022 - 3/31/2025)

4/1/2024 0.8660%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Days	Months	Time Adjustment	Time Adj Sales Price	Asd. when Sold	Asd/Adj. Sale
015-160-011-00	212 GEORGE K DR	08/31/22	$356,000	WD	03-ARM'S LENGTH	$356,000	571	19.03	16.48%	$414,669	$204,600	57.47
015-200-016-00	21835 OAK DR	12/07/23	$150,000	WD	03-ARM'S LENGTH	$150,000	114	3.80	0.00%	$150,000	$83,200	55.47
015-300-008-00	22041 LEOTA DR	06/28/24	$365,000	WD	03-ARM'S LENGTH	$365,000	-87	-2.90	0.00%	$365,000	$129,300	35.42
015-521-007-00	3725 BASS LAKE RD	06/07/22	$319,900	WD	19-MULTI PARCEL ARM'S LENGTH	$319,900	654	21.80	18.88%	$380,293	$143,300	44.80
		Totals:	**$1,190,900**			**$1,190,900**				**$1,309,962**	**$560,400**	
											Sale. Ratio =>	**42.78**
											Std. Dev. =>	**10.22**

Pierson Township ECF: Bass Lake, Other Lakes, Sand Lake, Wood Lake (4/01/2021 - 3/31/2025)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Days	Months	Time Adjustment	Time Adj Sales Price	Asd. when Sold	Asd/Adj. Sale
015-015-578-10	20460 LINDY SUE LN	10/05/21	$150,000	WD	03-ARM'S LENGTH	$150,000	896	29.87	25.87%	$188,801	$68,400	45.60
015-160-011-00	212 GEORGE K DR	08/31/22	$356,000	WD	03-ARM'S LENGTH	$356,000	571	19.03	16.48%	$414,669	$204,600	57.47
015-200-016-00	21835 OAK DR	12/07/23	$150,000	WD	03-ARM'S LENGTH	$150,000	114	3.80	0.00%	$150,000	$83,200	55.47
015-300-008-00	22041 LEOTA DR	06/28/24	$365,000	WD	03-ARM'S LENGTH	$365,000	-87	-2.90	0.00%	$365,000	$129,300	35.42
015-521-006-00	BASS LAKE RD	06/02/21	$296,000	WD	19-MULTI PARCEL ARM'S LENGTH	$296,000	1019	33.97	29.42%	$383,077	$114,100	38.55
015-521-007-00	3725 BASS LAKE RD	06/07/22	$319,900	WD	19-MULTI PARCEL ARM'S LENGTH	$319,900	654	21.80	18.88%	$380,293	$143,300	44.80
		Totals:	**$1,636,900**			**$1,636,900**				**$1,881,840**	**$742,900**	
											Sale. Ratio =>	**39.48**
											Std. Dev. =>	**8.83**

Pierson Township ECF: Bass Lake, Other Lakes, Sand Lake, Wood Lake (4/01/2022 - 3/31/2025) Without Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Days	Months	Time Adjustment	Time Adj Sales Price	Asd. when Sold	Asd/Adj. Sale
015-160-011-00	212 GEORGE K DR	08/31/22	$356,000	WD	03-ARM'S LENGTH	$356,000	571	19.03	16.48%	$414,669	$204,600	57.47
015-300-008-00	22041 LEOTA DR	06/28/24	$365,000	WD	03-ARM'S LENGTH	$365,000	-87	-2.90	0.00%	$365,000	$129,300	35.42
015-521-007-00	3725 BASS LAKE RD	06/07/22	$319,900	WD	19-MULTI PARCEL ARM'S LENGTH	$319,900	654	21.80	18.88%	$380,293	$143,300	44.80
		Totals:	**$1,040,900**			**$1,040,900**				**$1,159,962**	**$477,200**	
											Sale. Ratio =>	**41.14**
											Std. Dev. =>	**11.06**

Pierson Township ECF: Bass Lake, Other Lakes, Sand Lake, Wood Lake (4/01/2021 - 3/31/2025) Without Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Days	Months	Time Adjustment	Time Adj Sales Price	Asd. when Sold	Asd/Adj. Sale
015-015-578-10	20460 LINDY SUE LN	10/05/21	$150,000	WD	03-ARM'S LENGTH	$150,000	896	29.87	25.87%	$188,801	$68,400	45.60
015-160-011-00	212 GEORGE K DR	08/31/22	$356,000	WD	03-ARM'S LENGTH	$356,000	571	19.03	16.48%	$414,669	$204,600	57.47
015-300-008-00	22041 LEOTA DR	06/28/24	$365,000	WD	03-ARM'S LENGTH	$365,000	-87	-2.90	0.00%	$365,000	$129,300	35.42
015-521-006-00	BASS LAKE RD	06/02/21	$296,000	WD	19-MULTI PARCEL ARM'S LENGTH	$296,000	1019	33.97	29.42%	$383,077	$114,100	38.55
015-521-007-00	3725 BASS LAKE RD	06/07/22	$319,900	WD	19-MULTI PARCEL ARM'S LENGTH	$319,900	654	21.80	18.88%	$380,293	$143,300	44.80
		Totals:	**$1,486,900**			**$1,486,900**				**$1,731,840**	**$659,700**	
											Sale. Ratio =>	**38.09**
											Std. Dev. =>	**8.47**
Outlier:												
015-200-016-00	21835 OAK DR	12/07/23	$150,000	WD	03-ARM'S LENGTH	$150,000	114	3.80	0.00%	$150,000	$83,200	55.47

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
$355,247	$126,388	$288,281	$186,519	1.546	2,208	$130.56	5200-Sand Lake	5.4569	1 STORY	$122,590		OTHER LAKES	401
$182,584	$107,353	$42,647	$45,512	0.937	560	$76.16	5100-Bass Lake	55.3960	1 STORY	$101,899		OTHER LAKES	401
$363,932	$69,397	$295,603	$178,182	1.659	1,140	$259.30	5200-Sand Lake	16.7980	1 STORY	$67,393		OTHER LAKES	401
$291,346	$109,370	$270,923	$148,661	1.822	1,500	$180.62	5100-Bass Lake	33.1411	1 STORY	$107,964	015-521-006-00	OTHER LAKES	401
$1,193,109		**$897,454**	**$558,874**			**$161.66**		**11.4812**					
			E.C.F. =>	**1.606**		**Std. Deviation=>**	**0.38639355**						
			Ave. E.C.F. =>	**1.491**		**Ave. Variance=>**	**27.6980**	**Coefficient of Var=>**	**18.57662109**				

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
$183,204	$147,850	$40,951	$30,583	1.339	0	#DIV/0!	5000-Wood Lake	101.9111		$142,112		OTHER LAKES	401
$355,247	$126,388	$288,281	$186,519	1.546	2,208	$130.56	5200-Sand Lake	154.5582	1 STORY	$122,590		OTHER LAKES	401
$182,584	$107,353	$42,647	$45,512	0.937	560	$76.16	5100-Bass Lake	58.9973	1 STORY	$101,899		OTHER LAKES	401
$363,932	$69,397	$295,603	$178,182	1.659	1,140	$259.30	5200-Sand Lake	13.1967	1 STORY	$67,393		OTHER LAKES	401
$302,997	$128,616	$254,461	$136,874	1.859	1.223	$1500.00	5100-Bass Lake	185.9091	ACC BLDG	$127,248	015-521-007-00	OTHER LAKES	401
$291,346	$109,370	$270,923	$148,661	1.822	1,500	$180.62	5100-Bass Lake	29.5398	1 STORY	$107,964	015-521-006-00	OTHER LAKES	401
$1,679,310		**$1,192,866**	**$726,331**			**#DIV/0!**		**11.5291**					
			E.C.F. =>	**1.642**		**Std. Deviation=>**	**0.346035361**						
			Ave. E.C.F. =>	**1.527**		**Ave. Variance=>**	**90.6854**	**Coefficient of Var=>**	**59.38687828**				

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
$355,247	$126,388	$288,281	$186,519	1.546	2,208	$130.56	5200-Sand Lake	13.0085	1 STORY	$122,590		OTHER LAKES	401
$363,932	$69,397	$295,603	$178,182	1.659	1,140	$259.30	5200-Sand Lake	1.6673	1 STORY	$67,393		OTHER LAKES	401
$291,346	$109,370	$270,923	$148,661	1.822	1,500	$180.62	5100-Bass Lake	14.6758	1 STORY	$107,964	015-521-006-00	OTHER LAKES	401
$1,010,525		**$854,807**	**$513,362**			**$190.16**		**1.0552**					
			E.C.F. =>	**1.665**		**Std. Deviation=>**	**0.139172197**						
			Ave. E.C.F. =>	**1.676**		**Ave. Variance=>**	**9.7838**	**Coefficient of Var=>**	**5.83877653**				

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
$183,204	$147,850	$40,951	$30,583	1.339	0	#DIV/0!	5000-Wood Lake	101.9111		$142,112		OTHER LAKES	401
$355,247	$126,388	$288,281	$186,519	1.546	2,208	$130.56	5200-Sand Lake	154.5582	1 STORY	$122,590		OTHER LAKES	401
$363,932	$69,397	$295,603	$178,182	1.659	1,140	$259.30	5200-Sand Lake	1.3972	1 STORY	$67,393		OTHER LAKES	401
$302,997	$128,616	$254,461	$136,874	1.859	1.223	$1500.00	5100-Bass Lake	185.9091	ACC BLDG	$127,248	015-521-007-00	OTHER LAKES	401
$291,346	$109,370	$270,923	$148,661	1.822	1,500	$180.62	5100-Bass Lake	17.7403	1 STORY	$107,964	015-521-006-00	OTHER LAKES	401
$1,496,726		**$1,150,219**	**$680,819**			**#DIV/0!**		**4.4442**					
			E.C.F. =>	**1.689**		**Std. Deviation=>**	**0.212732391**						
			Ave. E.C.F. =>	**1.645**		**Ave. Variance=>**	**92.3032**	**Coefficient of Var=>**	**56.11062305**				
$182,584	$107,353	$42,647	$45,512	0.937	560	$76.16	5100-Bass Lake	70.7968	1 STORY	$101,899		OTHER LAKES	401

Paired Sales

PNUM	Date of Sale 1	Sales price	Date of Sale 2	Sales Price	Difference	Change	Months	% Per Month	Class	Comments	Additional Comments
All Paired Sales Ending in Sales Study and Used											
PNUM	Date of Sale 1	Sales price	Date of Sale 2	Sales Price	Difference	Change	Months	% Per Month	Class	Comments	Additional Comments
015-017-005-20	7/16/2021	260,000	5/20/2024	329,990	69,990	0.2692	34.13	0.789%	401		
015-007-575-11	5/28/2021	210,000	5/31/2024	315,000	105,000	0.5000	36.10	1.385%	401		
015-007-655-31	1/10/2022	242,000	2/4/2025	290,000	48,000	0.1983	36.80	0.539%	401		
015-017-004-10	7/26/2021	62,500	6/1/2023	66,000	3,500	0.0560	22.17	0.253%	402		
015-028-004-00	3/22/2022	170,000	7/12/2024	192,000	22,000	0.1294	27.67	0.468%	401	Possible Remodel for 1st sale	From Principled Home Solutions
015-035-025-00	12/4/2023	312,000	11/6/2024	370,000	58,000	0.1859	11.07	1.680%	401		
015-400-014-00	11/17/2020	1,040,000	7/17/2024	1,650,000	610,000	0.5865	44.00	1.333%	401	Mull 015-740-007-00	
049-111-013-00	10/7/2022	165,000	8/30/2024	182,400	17,400	0.1055	22.00	0.479%	401		
							Average	**0.866%**			
							Median	0.664%			

1.867

ECF Analysis for: 015 - PIERSON TOWNSHIP

Neighborhoods Used: 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

2353 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-694-014-03	10/10/2024 4031	401	270,000	10,454

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	45	259,546	143,288	1.811

3135 GRAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-400-014-00	07/17/2024 4700	401	1,650,000	294,604

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	1,291,081	484,013	2.667

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	64315	24111	2.667

!!MULTI-PARCEL SALE!!

2429 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-697-004-00	07/05/2024 4700	401	540,000	429,847

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	47	110,153	94,070	1.171

3291 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-540-007-00	05/03/2024 4700	401	1,235,800	589,909

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	645,891	321,498	2.009

!!MULTI-PARCEL SALE!!

2390 WEST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-750-010-00	08/11/2023 4700	401	500,000	305,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	83	194,603	250,354	0.777

2470 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-694-003-00	08/08/2023 4700	401	410,000	265,889

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	57	144,111	123,811	1.164

!!MULTI-PARCEL SALE!!

Neighborhoods Used: 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
6	4	21.72	33.37	1.110	1.600	1.491
After Application of E.C.F.s		2.70	4.98	1.011		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	0.777(1)	0.777(1)	0.777(1)	0.777(1)	0.777(1)	0.777(1)
1 1/4 STORY	1.164(1)	1.164(1)	1.164(1)	1.164(1)	1.164(1)	1.164(1)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.819(2)	1.819(2)	1.819(2)	1.819(2)	1.819(2)	1.819(2)
2 STORY	2.667(1)	2.667(1)	2.667(1)	2.667(1)	2.667(1)	2.667(1)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.811(1)	1.811(1)	1.811(1)	1.811(1)	1.811(1)	1.811(1)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.867 (6)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 2.667 (1)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4700 - BIG WHITEFISH LAKE, 4031 - BIG WHITEFISH BACK LOTS

2353 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-694-014-03	10/10/2024 4031	401	270,000	10,454

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	45	259,546	143,288	1.811

3135 GRAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-400-014-00	07/17/2024 4700	401	1,650,000	294,604

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	1,291,081	484,013	2.667

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	64315	24111	2.667

!!MULTI-PARCEL SALE!!

2429 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-697-004-00	07/05/2024 4700	401	540,000	429,847

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	47	110,153	94,070	1.171

2345 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-694-014-02	05/03/2024 4700	401	***,***	342,099

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	86	1,007,901	367,666	2.741

3291 NORTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-540-007-00	05/03/2024 4700	401	1,235,800	589,909

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	645,891	321,498	2.009

!!MULTI-PARCEL SALE!!

2390 WEST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-750-010-00	08/11/2023 4700	401	500,000	305,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	83	194,603	250,354	0.777

2470 DAGGET RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-694-003-00	08/08/2023 4700	401	410,000	265,889

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	57	144,111	123,811	1.164

!!MULTI-PARCEL SALE!!

Neighborhoods Used: 5000.WOOD LAKE

No Sales

See Time adj. Lakes Sales

1.665 ECF

Neighborhoods Used: 5100 - BASS LAKE

21835 OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-200-016-00	12/07/2023 5100	401	150,000	107,353

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	42,647	45,512	0.937

Used Time adj Lakes Sales

1.665 ECF

Neighborhoods Used: 5100 - BASS LAKE

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
1	0	0.00	0.00	1.000	0.937	0.937
After Application of E.C.F.s		0.00	0.00	1.000		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	0.937(1)	0.937(1)	0.937(1)	0.937(1)	0.937(1)	0.937(1)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.937 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5100 - BASS LAKE

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 5200 - SAND LAKE

22041 LEOTA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
015-300-008-00	06/28/2024 5200	401	365,000	69,397

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	295,603	178,182	1.659

Used Time adj Lakes Sales

1.665 ECF

Neighborhoods Used: 5200 - SAND LAKE

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
1	0	0.00	0.00	1.000	1.659	1.659
After Application of E.C.F.s		0.00	0.00	1.000		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.659(1)	1.659(1)	1.659(1)	1.659(1)	1.659(1)	1.659(1)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.659 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 5200 - SAND LAKE

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 7000.EXEMPT PARCELS

~~NDECF~~ Exempt Used Com + Res.

Neighborhoods Used: 9000.PERSONAL PROPERTY ECF

NO ECF - Personal Property

Neighborhoods Used: 4600 - OTHER LAKES ECF, 4000 - RESIDENTIAL, 4500 - LITTLE WHITEFISH, 4020 - VILLAGE RESIDENTIAL ECF, 4700 - BIG WHITEFISH LAKE, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE, 4031 - BIG WHITEFISH BACK LOTS, 4032 - L WHITEFISH BACK LOT, 4040 - RURAL PLAT SUB , 4030 - PLATTED RESIDENTIAL

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
66	9	17.22	21.31	1.031	1.504	1.342
After Application of E.C.F.s		15.92	19.86	1.043		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/2 STORY	1.151(3)	1.151(3)	1.151(3)	1.151(3)	1.151(3)	1.151(3)
1 1/4 STORY	1.306(2)	1.306(2)	1.306(2)	1.306(2)	1.306(2)	1.306(2)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.503(26)	1.503(26)	1.503(26)	1.503(26)	1.503(26)	1.503(26)
2 STORY	1.514(9)	1.514(9)	1.514(9)	1.514(9)	1.514(9)	1.514(9)
ACC BLDG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.201(12)	1.201(12)	1.201(12)	1.201(12)	1.201(12)	1.201(12)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	0.905(1)	0.905(1)	0.905(1)	0.905(1)	0.905(1)	0.905(1)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRAILER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.405 (53)
Mobile Home E.C.F. : 1.907 (13)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F : 1.540 (20)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2023
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4600 - OTHER LAKES ECF, 4000 - RESIDENTIAL, 4500 - LITTLE WHITEFISH, 4020 - VILLAGE RESIDENTIAL ECF, 4700 - BIG WHITEFISH LAKE, 5000 - WOOD LAKE, 5100 - BASS LAKE, 5200 - SAND LAKE, 4031 - BIG WHITEFISH BACK LOTS, 4032 - L WHITEFISH BACK LOT, 4040 - RURAL PLAT SUB , 4030 - PLATTED RESIDENTIAL

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00