

**WHITE RIVER TOWNSHIP AGRICULTURAL SALES ECF ANALYSIS**  
**HOLTON, MONTAGUE, CEDAR CREEK, WHITE RIVER, WHITEHALL TWP AND CITY OF MONTAGUE**  
**4-1-2020 thru 3-31-2022**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01-124-300-0005-00	8790 INDIAN BAY RD	11/25/20	\$365,000	\$365,000	\$176,000	48.21	\$329,199	\$318,428	\$328,113	\$283,811	1.156
05-842-000-0015-00	7813 HOLTON RD	08/06/20	\$118,000	\$118,000	\$38,400	32.54	\$77,069	\$17,848	\$100,152	\$69,672	1.437
05-003-300-0001-00	11244 SCHOW RD	03/15/22	\$158,000	\$158,000	\$67,800	42.91	\$143,182	\$49,987	\$108,013	\$101,299	1.066
		<b>Totals:</b>	<b>\$641,000</b>	<b>\$641,000</b>	<b>\$282,200</b>		<b>\$549,450</b>		<b>\$536,278</b>	<b>\$454,781</b>	
						Sale. Ratio =>	44.02			E.C.F. =>	1.179
										Ave. E.C.F. =>	1.220

Mobile/Manufactured Homes												
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
02-001-200-0028-00	11505 N HARRIS RD	09/10/20	\$154,000	\$154,000	\$45,100	29.29	\$131,205	\$25,897	\$128,103	\$104,369	1.227	
02-691-000-0043-00	10686 PARKWOOD DR	04/15/20	\$55,000	\$55,000	\$30,600	55.64	\$57,087	\$11,407	\$43,593	\$45,273	0.963	
05-002-200-0001-10	7047 E SKEELS RD	07/15/20	\$75,000	\$75,000	\$37,100	49.47	\$87,635	\$25,581	\$49,419	\$61,137	0.808	
05-016-200-0005-00	5511 BRUNSWICK RD	04/21/21	\$65,000	\$65,000	\$29,500	45.38	\$59,074	\$18,200	\$46,800	\$38,928	1.202	
08-007-100-0019-00	3493 RYERSON RD	07/01/21	\$150,000	\$150,000	\$60,000	40.00	\$116,339	\$28,605	\$121,395	\$87,734	1.384	
08-168-000-0011-00	4011 E RIVER RD	05/13/20	\$173,000	\$173,000	\$57,300	33.12	\$155,829	\$18,469	\$154,531	\$137,360	1.125	
08-185-000-0136-00	5870 BEECH ST	10/15/21	\$145,000	\$145,000	\$62,800	43.31	\$122,058	\$26,731	\$118,269	\$88,266	1.340	
		<b>Totals:</b>	<b>\$817,000</b>	<b>\$817,000</b>	<b>\$322,400</b>		<b>\$729,227</b>		<b>\$662,110</b>	<b>\$563,065</b>		
						Sale. Ratio =>	39.46			E.C.F. =>	1.176	
						Std. Dev. =>	8.44	UP FROM			Ave. E.C.F. =>	1.150

RESULTS	USED	COMMENTS
AG BUILDINGS	1.050	UP FROM 1.025
AG RESIDENTIAL	1.090	UP FROM 1.015
MOBILE HOMES	1.170	UP FROM 0.99
3 sales in time frame; results show increasing ECF, calculated at 1.17. Used ECF of 1.090 due to limited sales.		
7 sales in time frame; results show increasing ECF. Mobile Homes ECF calculated at 1.176. Increased ECF to 1.17 due to sales and analysis.		

**White River Township Commercial and Industrial ECF Analysis Including:**

**(White River Twp, Montague Twp, Whitehall Twp, Blue Lake Twp, Holton Twp, Fruitland Twp, Dalton Twp, Cedar Creek Twp, Laketon Twp, Muskegon Twp, Egelson Twp, Moorland Twp, Casnovia Twp, Fruitport Twp, Sullivan Twp, Ravenna Twp, City of Montague, City of Whitehall, City of North Muskegon**

**COMMERCIAL ANALYSIS**

PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	PREV ASSESS/ADJ. SALE RATIO	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
21-161-014-0015-00	4575 DOWLING ST	03/28/22	\$125,000	\$125,000	\$44,700	35.76	\$91,579	\$33,358	\$91,642	\$71,878	1.275
11-030-200-0019-00	4775 E APPLE AVE	02/24/22	\$179,900	\$179,900	\$73,700	40.97	\$123,073	\$1,292	\$178,608	\$150,347	1.188
06-122-400-0006-00	4195 N WEBER RD	02/18/22	\$220,000	\$220,000	\$75,900	34.50	\$169,488	\$20,271	\$199,729	\$184,219	1.084
22-220-017-0007-00	117 W COLBY ST	01/21/22	\$110,000	\$110,000	\$70,200	63.82	\$156,258	\$34,969	\$75,031	\$149,740	0.501
13-001-300-0005-00	1544 NEWAYGO RD	12/30/21	\$180,000	\$180,000	\$53,500	29.72	\$135,036	\$36,149	\$143,851	\$122,083	1.178
11-029-300-0003-00	1500 S CARR RD	11/03/21	\$1,000,000	\$1,000,000	\$307,300	30.73	\$635,535	\$27,607	\$972,393	\$750,528	1.296
11-029-200-0026-00	5329 E APPLE AVE	10/13/21	\$150,000	\$150,000	\$51,200	34.13	\$164,416	\$41,243	\$108,757	\$152,065	0.715
06-131-100-0002-00	2998 SCENIC DR	10/07/21	\$179,000	\$179,000	\$115,200	64.36	\$214,948	\$18,584	\$160,416	\$242,425	0.662
07-035-100-0037-00	2675 HOLTON RD	10/05/21	\$150,000	\$150,000	\$62,200	41.47	\$111,172	\$30,407	\$119,593	\$99,710	1.199
07-600-000-0012-00	3345 WHITEHALL RD	09/20/21	\$390,000	\$390,000	\$136,900	35.10	\$296,518	\$43,737	\$346,263	\$312,075	1.110
09-016-400-0038-00	3470 MEMORIAL DR	09/17/21	\$179,900	\$179,900	\$64,700	35.96	\$131,168	\$17,037	\$162,863	\$140,902	1.156
02-016-200-0005-00	10130 US 31	08/24/21	\$180,000	\$180,000	\$92,500	51.39	\$166,586	\$75,728	\$104,272	\$112,170	0.930
11-027-200-0012-00	1005 S MAPLE ISLAND RD	08/06/21	\$215,000	\$215,000	\$102,100	47.49	\$199,602	\$68,429	\$146,571	\$161,942	0.905
21-029-100-0014-00	8223 COOK ST	07/09/21	\$65,000	\$65,000	\$29,800	45.85	\$63,808	\$20,557	\$44,443	\$51,489	0.863
23-168-049-0002-10	702 HOLTON RD	06/29/21	\$200,000	\$200,000	\$88,000	44.00	\$200,719	\$75,468	\$124,532	\$154,631	0.805
11-020-400-0006-00	5270 E APPLE AVE	06/28/21	\$160,000	\$160,000	\$88,300	55.19	\$183,101	\$91,558	\$68,442	\$113,016	0.606
11-360-016-0001-00	5581 WASHINGTON AVE	05/10/21	\$135,000	\$99,500	\$45,100	45.33	\$114,606	\$16,558	\$82,942	\$121,047	0.685
23-585-017-0008-00	1906 MILLS AVE	04/19/21	\$130,000	\$130,000	\$49,500	38.08	\$117,457	\$48,397	\$81,603	\$85,259	0.957
11-030-100-0011-00	4295 E APPLE AVE	04/16/21	\$140,000	\$140,000	\$50,400	36.00	\$122,595	\$71,035	\$68,965	\$63,654	1.083
11-021-100-0015-00	420 S WOLF LAKE RD	03/19/21	\$170,330	\$170,330	\$68,900	40.45	\$136,351	\$25,300	\$145,030	\$137,100	1.058
07-024-100-0003-10	4581 HOLTON RD	02/25/21	\$140,000	\$140,000	\$63,400	45.29	\$129,083	\$79,969	\$60,031	\$60,635	0.990
10-026-200-0020-00	3015 E APPLE AVE	01/26/21	\$200,000	\$200,000	\$89,600	44.80	\$199,490	\$71,601	\$128,399	\$157,888	0.813
23-168-051-0014-30	420 WHITEHALL RD	01/12/21	\$450,000	\$450,000	\$258,600	57.47	\$487,039	\$146,406	\$303,594	\$431,181	0.704
15-123-100-0018-00	5232 AIRLINE RD	12/18/20	\$130,000	\$130,000	\$54,100	41.62	\$135,795	\$49,441	\$80,559	\$106,610	0.756
11-022-300-0020-00	6420 E APPLE AVE	12/17/20	\$225,000	\$225,000	\$101,100	44.93	\$216,758	\$73,694	\$151,306	\$176,622	0.857
11-030-200-0002-00	4333 E APPLE AVE	12/15/20	\$135,000	\$135,000	\$58,300	43.19	\$143,618	\$64,159	\$70,841	\$98,098	0.722
02-016-100-0021-00	9807 US 31	11/19/20	\$232,000	\$232,000	\$95,800	41.29	\$239,462	\$69,326	\$162,674	\$210,044	0.774
07-031-200-0012-00	2925 WHITEHALL RD	11/18/20	\$42,000	\$42,000	\$21,600	51.43	\$41,033	\$17,304	\$24,696	\$29,295	0.843
15-101-200-0027-00	3985 E BROADWAY AVE	11/16/20	\$125,000	\$125,000	\$52,000	41.60	\$124,221	\$37,081	\$87,919	\$107,580	0.817
23-134-000-0009-00	440 WHITEHALL RD	10/30/20	\$310,000	\$310,000	\$169,700	54.74	\$339,775	\$81,639	\$228,361	\$318,686	0.717
06-101-100-0002-10	6827 WHITEHALL RD	10/26/20	\$3,001,530	\$3,001,530	\$1,534,700	51.13	\$3,478,948	\$244,369	\$2,757,161	\$3,993,307	0.690
21-421-000-0040-40	4694 GOODRICH ST	10/15/20	\$275,000	\$275,000	\$138,300	50.29	\$280,575	\$226,020	\$48,980	\$67,352	0.727
12-024-400-0003-10	13240 E APPLE AVE	09/11/20	\$411,000	\$411,000	\$287,900	70.05	\$444,985	\$140,077	\$270,923	\$376,430	0.720
11-030-200-0001-00	4319 E APPLE AVE	09/08/20	\$149,000	\$149,000	\$77,000	51.68	\$165,859	\$53,809	\$95,191	\$138,333	0.688
22-270-000-0005-00	922 E COLBY ST	08/06/20	\$650,000	\$650,000	\$286,600	44.09	\$666,750	\$120,417	\$529,583	\$674,485	0.785
07-031-200-0003-00	2999 WHITEHALL RD	07/16/20	\$158,000	\$158,000	\$86,600	54.81	\$180,943	\$73,150	\$84,850	\$133,078	0.638
21-161-012-0002-00	8812 FERRY ST	06/18/20	\$127,000	\$127,000	\$46,100	36.30	\$138,530	\$34,899	\$92,101	\$127,940	0.720
09-012-200-0033-00	1269 WITHAM DR	06/05/20	\$2,158,000	\$2,158,000	\$759,000	35.17	\$1,907,886	\$148,670	\$2,009,330	\$2,171,872	0.925
15-123-100-0016-00	5223 SHORT ST	05/15/20	\$210,000	\$210,000	\$99,000	47.14	\$196,115	\$81,525	\$128,475	\$141,469	0.908
03-693-000-0045-00	7468 WHITEHALL RD	04/30/20	\$159,900	\$159,900	\$66,600	41.65	\$140,122	\$46,902	\$112,998	\$118,000	0.958
13-001-100-0001-10	17615 MOORE RD	04/29/20	\$729,500	\$729,500	\$294,000	40.30	\$696,228	\$101,889	\$627,611	\$733,752	0.855
11-015-200-0007-10	571 N MAPLE ISLAND RD	04/21/20	\$37,000	\$37,000	\$13,200	35.68	\$31,595	\$19,908	\$17,092	\$14,428	1.185
<b>Totals</b>			<b>\$14,278,560</b>	<b>\$6,323,300</b>		<b>44.29</b>			<b>\$11,498,621</b>	<b>\$13,763,365</b>	<b>0.84</b>
					<b>Sales Ratio</b>					<b>AVG ECF</b>	<b>0.88</b>

**INDUSTRIAL ANALYSIS**

PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV	PREV	CURRENT	LAND + YARD	BUILDING	CURRENT COST	E.C.F.
					ASSESSMENT	ASSESS/ADJ.					
21-029-100-0014-00	8223 COOK ST	07/09/21	\$65,000	\$65,000	\$29,800	45.85	\$63,808	\$20,557	\$44,443	\$51,489	0.863
24-205-438-0014-00	487 W FOREST AVE	03/01/22	\$171,450	\$171,450	\$62,000	36.16	\$156,855	\$27,163	\$144,287	\$160,114	0.901
26-251-000-0011-00	560 E BROADWAY AVE	12/18/20	\$299,000	\$299,000	\$156,700	52.41	\$443,298	\$62,433	\$236,567	\$732,433	0.323
41-150-031-0001-00	169 W PARK ST	07/26/21	\$325,000	\$325,000	\$291,300	89.63	\$508,426	\$78,006	\$246,994	\$500,488	0.494
26-185-179-0022-00	2620 PARK ST	04/02/20	\$400,000	\$400,000	\$206,500	51.63	\$395,943	\$55,705	\$344,295	\$654,304	0.526
01-001-200-0001-00	6200 W OLD CHANNEL TR	12/30/19	\$96,500	\$96,500	\$66,300	68.70	\$132,656	\$38,748	\$57,752	\$106,506	0.542
24-133-300-0009-00	951 E BARNEY AVE	12/03/20	\$370,000	\$370,000	\$140,800	38.05	\$379,726	\$101,405	\$268,595	\$343,606	0.782
24-133-100-0021-00	1041 E KEATING AVE	01/14/21	\$700,000	\$700,000	\$381,600	54.51	\$860,741	\$206,034	\$493,966	\$808,280	0.611
10-027-400-0024-00	2176 E LAKETON AVE	02/10/22	\$850,000	\$850,000	\$264,900	31.16	\$643,545	\$103,160	\$746,840	\$568,826	1.313

<b>Totals</b>	\$3,276,950	\$1,599,900					\$2,583,739	\$3,926,047	
		<b>Sales Ratio</b>	52.01					<b>ECF</b>	<b>0.697</b>
								<b>AVG ECF</b>	<b>0.713</b>

41 commercial sales within the County in the time frame indicating Commercial ECF of .85.

9 Industrial sales in time frame indicating showing decreasing Industrial ECF of .69.

Note: Golf Course ECF of .25 currently under review by MTT.

**TYPICAL RESIDENTIAL SALES ANALYSIS 4/01/20 - 3/31/22**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
01-101-100-0005-00	11559 WILLIAMS RD	12/17/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$176,800	42.10	\$340,724	\$60,504	\$359,496	\$217,225	1.655		
01-103-300-0015-00	8275 FLOWER CREEK RD	09/20/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,000	38.87	\$228,908	\$29,470	\$235,530	\$154,603	1.523		
01-112-300-0004-10	6676 FRUITVALE RD	01/21/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,900	37.95	\$167,723	\$26,647	\$173,353	\$103,277	1.679		
01-114-400-0002-00	9633 OLD HWY 99	10/08/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$125,500	43.65	\$285,212	\$47,896	\$239,604	\$183,966	1.302		
01-123-100-0003-00	9287 CHASE RD	08/14/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$58,000	64.44	\$115,642	\$33,476	\$56,524	\$71,449	0.791		
01-123-200-0006-00	9131 OLD HWY 99	05/14/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$65,300	43.56	\$130,593	\$18,742	\$131,158	\$86,706	1.513		
01-123-400-0004-00	7185 POST RD	10/01/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$104,900	47.70	\$221,464	\$32,958	\$186,942	\$146,129	1.279		
01-123-400-0017-00	8695 INDIAN BAY RD	05/22/20	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$44,000	33.59	\$78,287	\$11,799	\$119,201	\$57,816	2.062		
01-123-400-0021-00	8623 INDIAN BAY RD	09/08/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$56,200	29.58	\$119,477	\$15,500	\$174,500	\$80,602	2.165		
01-124-200-0003-00	6418 POST RD	03/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$129,000	39.69	\$227,144	\$99,476	\$225,524	\$93,461	2.413		
01-125-200-0006-00	6455 HANCOCK RD	10/06/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,600	37.49	\$163,051	\$20,990	\$154,010	\$123,531	1.247		
01-125-200-0018-10	8335 LAMOS RD	03/16/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$166,800	57.52	\$329,480	\$31,143	\$258,857	\$218,402	1.185		
01-126-200-0013-00	8243 INDIAN BAY RD	10/05/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,700	48.97	\$181,889	\$34,218	\$140,782	\$114,474	1.230		
01-126-400-0014-00	7048 ANDERSON RD	08/20/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$135,000	47.87	\$234,116	\$21,320	\$260,680	\$164,958	1.580		
01-135-200-0010-00	7695 CARLSON CT	10/26/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$64,100	29.54	\$185,315	\$22,416	\$194,584	\$141,651	1.374		
01-135-200-0014-10	7666 CARLSON CT	09/02/20	\$140,000	LC	03-ARM'S LENGTH	\$140,000	\$92,900	66.36	\$182,693	\$24,279	\$115,721	\$137,751	0.840		
01-135-200-0015-10	7653 INDIAN BAY RD	02/05/21	\$226,200	WD	03-ARM'S LENGTH	\$226,200	\$82,500	36.47	\$189,635	\$30,894	\$195,306	\$138,036	1.415		
01-695-000-0001-00	8795 INDIAN BAY RD	07/02/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$79,700	45.54	\$168,770	\$13,000	\$162,000	\$135,452	1.196		
01-695-000-0008-00	8897 INDIAN BAY RD	10/20/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$94,200	43.61	\$188,413	\$15,642	\$200,358	\$133,931	1.496		
01-725-000-0005-00	6727 POST RD	02/14/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$82,000	48.52	\$133,098	\$16,670	\$152,330	\$85,233	1.787		
01-825-000-0012-00	7107 HANCOCK RD	09/18/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$84,300	34.27	\$202,591	\$13,810	\$232,190	\$164,157	1.414		
<b>Totals:</b>			<b>\$4,589,500</b>			<b>\$4,589,500</b>	<b>\$1,971,400</b>		<b>\$4,074,225</b>		<b>\$3,968,650</b>	<b>\$2,752,810</b>			
								<b>Sale. Ratio =&gt;</b>	<b>42.95</b>					<b>E.C.F. =&gt;</b>	<b>1.442</b>
								<b>Std. Dev. =&gt;</b>	<b>9.95</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.483</b>

Used 1.442 ECF based on recent sales data.

**LAKE MICHIGAN & WHITE LAKE ECF ANALYSIS 4/01/20 - 3/31/22**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
01-001-100-0019-00	6811 OLD CHANNEL TR	09/02/20	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$363,800	47.56	\$725,369	\$633,100	\$131,900	\$70,976	1.858	WHITE
01-001-200-0005-00	6265 OLD CHANNEL TR	03/26/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$69,300	55.44	\$167,986	\$52,412	\$72,588	\$79,160	0.917	WHITE
01-001-200-0006-00	6275 OLD CHANNEL TR	03/26/21	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000	\$788,000	55.30	\$1,512,972	\$373,350	\$1,051,650	\$780,563	1.347	WHITE
01-104-400-0002-00	8608 MEINERT RD	12/15/20	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$616,300	42.50	\$1,275,832	\$774,462	\$675,538	\$343,404	1.967	LAKES
01-135-100-0004-00	7739 N OLD CHANNEL TR	07/02/21	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$260,400	47.87	\$520,808	\$350,000	\$194,000	\$113,118	1.715	LAKES
01-135-100-0010-00	7645 N OLD CHANNEL TR	07/28/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$276,300	53.65	\$552,397	\$388,162	\$126,838	\$112,490	1.128	LAKES
01-135-300-0008-00	7403 N OLD CHANNEL TR	04/21/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$236,900	52.64	\$471,634	\$218,831	\$231,169	\$167,419	1.381	LAKES
01-160-000-0006-00	8567 CHUCKANUT DR	12/08/21	\$399,900	MLC	03-ARM'S LENGTH	\$399,900	\$247,300	61.84	\$539,746	\$84,565	\$315,335	\$288,089	1.095	LAKES
01-160-000-0010-00	8554 CHUCKANUT DR	03/02/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,600	51.92	\$252,384	\$60,733	\$179,267	\$126,921	1.412	LAKES
01-181-000-0013-00	11700 INDIAN HILLS RD	06/01/20	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$331,600	42.79	\$684,294	\$74,668	\$700,332	\$417,552	1.677	LAKES
01-555-000-0005-00	5 LOST LAKE DR	02/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$146,300	65.02	\$217,161	\$108,088	\$116,912	\$72,234	1.619	LAKES
01-562-000-0036-00	10360 LOST VALLEY RD	08/12/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$161,000	33.20	\$369,772	\$128,768	\$356,232	\$165,071	2.158	LAKES
01-562-000-0041-00	10448 LOST VALLEY RD	09/08/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$227,400	33.20	\$601,080	\$146,185	\$538,815	\$301,255	1.789	LAKES
01-755-001-0001-00	6610 LAKE FRONT DR	10/11/21	\$600,000	WD	03-ARM'S LENGTH	\$552,800	\$205,100	37.10	\$469,267	\$204,000	\$348,800	\$181,690	1.920	WHITE
01-755-002-0004-00	6674 LAKE FRONT DR	08/14/20	\$741,777	WD	03-ARM'S LENGTH	\$741,777	\$297,300	40.08	\$594,617	\$138,888	\$602,889	\$350,561	1.720	WHITE
<b>Totals:</b>			<b>\$9,425,677</b>			<b>\$9,378,477</b>	<b>\$4,351,600</b>		<b>\$8,955,319</b>		<b>\$5,642,265</b>	<b>\$3,570,503</b>		
								<b>Sale. Ratio =&gt;</b>	<b>46.40</b>			<b>E.C.F. =&gt;</b>	<b>1.580</b>	
								<b>Std. Dev. =&gt;</b>	<b>9.77</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.580</b>	

Sales and analysis supports current ECF's.

**LAKE MICHIGAN COR/WHITE LAKE CORNER ECF ANALYSIS 4/01/20 - 3/31/22**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
01-001-100-0005-00	6900 OLD CHANNEL TR	02/12/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,200	42.47	\$144,378	\$25,900	\$148,100	\$89,081	1.663	L&L
01-001-100-0009-00	6865 WILLIAMS RD	02/12/21	\$236,300	WD	03-ARM'S LENGTH	\$236,300	\$101,400	42.91	\$202,856	\$29,878	\$208,422	\$130,059	1.603	L&L
01-001-100-0013-00	6975 OLD CHANNEL TR	03/12/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$153,400	54.79	\$315,841	\$40,329	\$240,379	\$207,152	1.160	L&L
<b>Totals:</b>			<b>\$686,300</b>			<b>\$686,300</b>	<b>\$327,000</b>		<b>\$663,075</b>		<b>\$596,901</b>	<b>\$426,292</b>		
								<b>Sale. Ratio =&gt;</b>	<b>47.65</b>			<b>E.C.F. =&gt;</b>	<b>1.400</b>	
								<b>Std. Dev. =&gt;</b>	<b>6.99</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.475</b>	

THE 3 SALES AND ANALYSIS SUPPORTS A SLIGHT INCREASE TO THE ECF FROM 1.389 TO 1.40.