

County Wide Ratios

Sanilac County 2024 Equalization

IN COMPLIANCE WITH SEC.211.34A OF THE GENERAL PROPERTY TAX LAW OF THE STATE OF MICHIGAN, FOLLOWING ARE THE TENTATIVE RATIO AND TENTATIVE MULTIPLIERS TO BE APPLIED TO THE ASSESSED VALUES OF EACH CLASS OF PROPERTY IN EACH UNIT OF LOCAL GOVERNMENT IN SANILAC COUNTY TO ACHIEVE COUNTY EQUALIZED VALUES FOR 2024.

Township Or City	Agricultural		Commercial		Industrial		Residential		Timber-Cutover		Developmental		Personal	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
ARGYLE TOWNSHIP	47.57	1.05108	51.22	0.97618	54.74	0.91341	40.69	1.22880	N/C	N/A	N/C	N/A	50.00	1.00000
AUSTIN TOWNSHIP	52.69	0.94895	46.02	1.08648	38.28	1.30617	49.91	1.00180	N/C	N/A	N/C	N/A	50.00	1.00000
BRIDGEHAMPTON TOWNSHIP	46.21	1.08202	49.81	1.00381	35.22	1.41965	34.73	1.43988	N/C	N/A	N/C	N/A	50.00	1.00000
BUEL TOWNSHIP	46.92	1.06564	45.91	1.08909	46.83	1.06769	39.81	1.25597	N/C	N/A	N/C	N/A	50.00	1.00000
CUSTER TOWNSHIP	45.88	1.08980	46.55	1.07411	47.71	1.04800	40.61	1.23122	N/C	N/A	N/C	N/A	50.00	1.00000
DELAWARE TOWNSHIP	43.73	1.14338	47.07	1.06225	21.75	2.29885	38.12	1.31165	N/C	N/A	N/C	N/A	50.00	1.00000
ELK TOWNSHIP	48.58	1.02923	41.30	1.21065	40.76	1.22669	38.26	1.30685	N/C	N/A	N/C	N/A	50.00	1.00000
ELMER TOWNSHIP	40.04	1.24875	49.19	1.01647	43.24	1.15634	39.82	1.25565	N/C	N/A	N/C	N/A	50.00	1.00000
EVERGREEN TOWNSHIP	42.66	1.17206	43.85	1.14025	N/C	N/A	34.19	1.46242	N/C	N/A	N/C	N/A	50.00	1.00000
FLYNN TOWNSHIP	48.30	1.03520	51.15	0.97752	47.04	1.06293	32.90	1.51976	N/C	N/A	N/C	N/A	50.00	1.00000
FORESTER TOWNSHIP	41.57	1.20279	51.61	0.96880	35.42	1.41163	39.35	1.27065	N/C	N/A	N/C	N/A	50.00	1.00000
FREMONT TOWNSHIP	50.15	0.99701	54.58	0.91609	39.43	1.26807	40.93	1.22160	N/C	N/A	N/C	N/A	50.00	1.00000
GREENLEAF TOWNSHIP	39.87	1.25408	39.33	1.27129	47.96	1.04254	39.86	1.25439	N/C	N/A	N/C	N/A	50.00	1.00000
LAMOTTE TOWNSHIP	41.24	1.21242	46.11	1.08436	43.44	1.15101	42.59	1.17398	N/C	N/A	N/C	N/A	50.00	1.00000
LEXINGTON TOWNSHIP	50.72	0.98580	49.77	1.00462	50.88	0.98270	41.58	1.20250	N/C	N/A	N/C	N/A	50.00	1.00000
MAPLE VALLEY TOWNSHIP	38.41	1.30174	45.19	1.10644	42.11	1.18737	33.38	1.49790	N/C	N/A	N/C	N/A	50.00	1.00000
MARION TOWNSHIP	48.18	1.03778	49.98	1.00040	43.92	1.13843	40.91	1.22220	N/C	N/A	N/C	N/A	50.00	1.00000
MARLETTE TOWNSHIP	45.69	1.09433	34.43	1.45222	48.39	1.03327	33.80	1.47929	N/C	N/A	N/C	N/A	50.00	1.00000
MINDEN TOWNSHIP	49.38	1.01256	49.18	1.01667	37.63	1.32873	37.46	1.33476	N/C	N/A	N/C	N/A	50.00	1.00000
MOORE TOWNSHIP	44.76	1.11707	49.48	1.01051	46.92	1.06564	42.44	1.17813	N/C	N/A	N/C	N/A	50.00	1.00000
SANILAC TOWNSHIP	37.47	1.33440	46.59	1.07319	44.91	1.11334	41.87	1.19417	N/C	N/A	N/C	N/A	50.00	1.00000
SPEAKER TOWNSHIP	41.33	1.20977	41.51	1.20453	46.58	1.07342	40.74	1.22730	N/C	N/A	N/C	N/A	50.00	1.00000
WASHINGTON TOWNSHIP	46.37	1.07828	45.41	1.10108	36.94	1.35355	36.02	1.38812	N/C	N/A	N/C	N/A	50.00	1.00000
WATERTOWN TOWNSHIP	50.98	0.98078	46.41	1.07735	40.68	1.22911	40.70	1.22850	N/C	N/A	N/C	N/A	50.00	1.00000
WHEATLAND TOWNSHIP	41.49	1.20511	48.11	1.03928	37.85	1.32100	40.82	1.22489	N/C	N/A	N/C	N/A	50.00	1.00000
WORTH TOWNSHIP	42.78	1.16877	51.25	0.97561	48.28	1.03563	37.43	1.33583	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF BROWN CITY	N/C	N/A	49.20	1.01626	40.44	1.23640	37.45	1.33511	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF CROWSWELL	40.18	1.24440	52.87	0.94572	40.42	1.23701	38.51	1.29836	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF SANDUSKY	N/C	N/A	53.81	0.92920	46.73	1.06998	41.45	1.20627	N/C	N/A	N/C	N/A	50.00	1.00000
CITY OF MARLETTE	46.46	1.07619	49.78	1.00442	33.59	1.48854	38.21	1.30856	N/C	N/A	N/C	N/A	50.00	1.00000

Analysis for Equalized Valuation - Real Property
STATE TAX COMMISSION

County	76- SANILAC	City or Township	WORTH TOWNSHIP	Year	2023/2024
Assessment Roll Classification		Sample		Remarks: Type of Study for Each Class	
Class of Real Property	Assessed Value	No. of Parcels	Assessed Value		
Agricultural	29,843,800	13	3,312,600	1,417,100	42.78 ↑ 69,761,103 AS
Commercial	10,494,700	5	1,422,167	728,900	51.25 ↓ 20,477,463 AS
Industrial	3,322,000	4	4,735,605	2,286,400	48.28 ↑ 6,880,696 AS
Residential	228,625,100	210	0	0	37.43 ↑ 610,807,107 SS
Timber-Cutover	0	0	0	0	50.00 0 NC
Developmental	0	0	0	0	50.00 0 NC
TOTAL - REAL	272,285,600				707,926,369

SS Sales Study CS Combined Sales & Appraisal Study AS Appraisal Study SA State Assessed Only (DNR)
 NC None Classified RA Reappraisal AU Audit ES Estimated Values (Explain):
 NW New Class CT Class Transfer

Remarks:

2023 24 Month Sales Ratio Study for determining the 2024 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name SANILAC	City or Township Name WORTH TOWNSHIP
Class of Property (Ag.,Comm.,Res.,etc.) Residential	

2021 to 2022 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05.....	1. <u>193,589,300</u>
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	2. <u>177,378,800</u>
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0914</u>

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	4. <u>225,235,112</u>
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	5. <u>195,868,800</u>
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.1499</u>

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.2550</u>
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24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2021	4/21 - 9/21	63	2,981,100	1.2550	3,741,281	9,446,398	39.61%
2021	10/21 - 3/22	57	3,606,500	1.2550	4,526,158	11,723,836	38.61%
12 Month Total Sales		120	12 Month Total Sales		8,267,439	21,170,234	39.05%
2022	4/22 - 9/22	52	3,176,600	1.1499	3,652,772	9,932,125	36.78%
2022	10/22 - 3/23	38	1,985,200	1.1499	2,282,781	6,646,694	34.34%
12 Month Total Sales		90	12 Month Total Sales		5,935,553	16,578,819	35.80%
24 Month Total Sales		210	24 Month Total Sales		14,202,992	37,749,053	
*24 Month Mean Adjusted Ratio							37.43%

IMPORTANT: For Sales from April 2021 through March 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2022 through March 2023. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

12 Month Sales Study

L-4047

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2022	10/22 - 3/23	38	1,985,200	1.1499	2,282,781	6,646,694	34.34%
2023	4/23 - 9/23	52	2,453,600	1.0000	2,453,600	7,781,365	31.53%
12 Month Total Sales		90	12 Month Total Sales		4,736,381	14,428,059	
**12 Month Aggregate Adjusted Ratio							32.83%

IMPORTANT: For Sales from Oct. 2022 through Sept. 2023, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

2021 March Board of Review valuations are compared with sales transacted during the last three months of 2021 and those transacted in the first three months of 2022.

2022 March Board of Review valuations are compared with sales transacted during the last nine months of 2022 and those transacted in the first three months of 2023.

2023 March Board of Review valuations are compared with sales transacted during April through September of 2023.



County: 76- SANILAC
Unit: WORTH TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ratio
260-001-300-010-07 + Pcls 260-001-200-060-00	402	07/23/2021	1493/651	WD BARTEE RICKY A OTHER PARCEL 401	MARTINEZ-DIAZ SERGIO/KALI	269,900	269,900	86,600	32.
260-008-100-010-03	401	09/02/2021	1498/252	WD SOLECKI BRENT/JANA R	STOMACK NATHAN/CRYSTAL	389,900	389,900	118,600	30.
260-012-100-075-05	402	06/17/2021	1488/561	WD TRICOLI SILVERIO/MARIANNA MOOREY WILLIAM M		11,000	11,000	5,500	50.
260-019-100-010-50	402	09/24/2021	1503/694	WD HERNANDEZ DANIEL/DONNILEE GINDER ALAN/KIM BARONE		25,000	25,000	6,200	24.
260-021-300-050-00	401	09/15/2021	1499/763	WD MCKILLOP FREDRICK L/JOANN SIMMS III JACK E/SHAUNA K		305,000	305,000	108,100	35.
260-024-200-030-00	401	09/24/2021	1502/493	WD SHAW NEIL M/SARAH L	JONES TESSA	190,000	190,000	66,600	35.
260-025-200-010-01	401	06/03/2021	1492/530	WD SHINAULT GUY	STOLTZ KRISTY M	247,000	247,000	59,500	24.
260-025-200-010-06	402	07/16/2021	1492/770	WD STANATIOU STEPHEN TRUST	LEDESMA REBECCA	23,500	23,500	7,300	31.
260-026-100-030-00	401	07/20/2021	1492/751	WD BULLIS PETER A/CHASE S	RODEGEB SHAWN/CAITLYN	170,000	170,000	50,500	29.
260-026-400-010-01	401	09/02/2021	1497/814	WD BLASHILL MICHAEL J	GRENON JESSICA M/EDWARD W	110,000	110,000	37,100	33.
260-031-300-010-04	401	05/27/2021	1487/26	WD JARVIS LYLE/CRYSTAL	GRUNDMAN GARRETT/NICOLE	195,000	195,000	74,800	38.
260-032-400-020-01	402	05/03/2021	1483/78	WD SANTO L WILLIAM	MARRIOTT ERIC/CRYSTAL	26,500	26,500	12,500	47.
260-033-300-030-01	401	06/07/2021	1488/733	WD RAVAGE DAVID G/MARY E TRU ADAMSON JASON/AMANDA GRAY		230,000	230,000	81,700	35.
260-036-300-020-01	401	07/29/2021	1493/822	WD ZIEMBA FAMILY TRUST	WASIERSKI GERALD C	170,000	170,000	48,300	28.
261-007-100-030-00	401	08/16/2021	1496/230	WD FREEBOROUGH JUDITH A	BURRIS II JAMES W/JACQUEL	165,300	165,300	89,500	54.
261-031-100-080-00	402	09/03/2021	1498/469	WD OLDFORD PROPERTY CO LLC	LIBBY MARK G/WENDY J	235,000	235,000	95,100	40.
261-050-000-019-00	401	08/30/2021	1497/430	WD MCKAY THOMAS/NONA M BATKI SCHLAPS EDGAR H/DEBORAH R		670,000	670,000	269,800	40.
261-070-000-019-10	401	04/08/2021	1479/656	WD PALLESCHI LARRY	SHEERAN JAMES M	128,500	128,500	57,200	44.
261-070-000-136-00	401	08/20/2021	1497/340	WD URSO SALVATORE/CYNTHIA	PRUDHOMME GARY R/LYNN	183,023	183,023	47,900	26.
261-070-000-139-00	401	09/21/2021	1499/699	WD SHIMETZ PHILIP/NANCY	COLLIER MICHAEL/DEBORAH L	170,000	170,000	34,900	20.
261-070-000-190-00 + Pcls 261-070-000-191-00	402	08/04/2021	1494/483	WD PRAY JOHN/DEBRA OTHER PARCEL SAME CLASS	HARDON SHANNON	26,500	26,500	8,200	30.
261-070-000-253-00	402	08/27/2021	1497/836	WD COLE DEBRA C	KELLER II MICHAEL	15,900	15,900	4,100	25.
261-070-000-315-00	402	08/12/2021	1495/248	WD MCINTYRE CHRIS & ANNA	KATYCHEV ANDREI/ANNA TROS	14,500	14,500	4,300	29.
261-070-000-535-10	401	04/23/2021	1482/190	WD BONTSAS JEFFERY/LISA TRUS GUASTELLA PHILIP		340,000	340,000	80,800	23.
261-080-002-005-00	401	07/30/2021	1494/315	WD WAGNER JEROME P/SARAH S	CHARTSCHENKO BORHAN	168,900	168,900	45,000	26.
261-080-003-008-00	401	05/20/2021	1485/502	WD DEBETS MICHAEL/CHARLENE	KEARNEY PEGGY ANNE/IRVEN	218,000	218,000	45,900	21.
261-080-004-021-00	401	05/07/2021	1485/12	WD SCHOE PROPERTIES LLC	GOMEZ JULIE A	140,000	140,000	71,700	51.

County: 76- SANILAC
Unit: WORTH TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst. Neigh. Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ratio
261-310-000-393-00	402	07/16/2021	1492/234	WD	KONYE GEORGE	FOTINOS PATRICIA M	10,000	10,000	4,700 47.
261-310-000-395-00	401	04/02/2021	1481/363	WD	SEELMANN EARL / LISA	HEATH CHRISTOPHER P/JEAN	125,100	125,100	35,800 28.
261-310-000-417-00	401	04/23/2021	1482/342	WD	JAR PATRICIA J	ROSPIERSKI NICOLE M	97,500	97,500	34,100 34.
261-310-000-447-00	401	08/06/2021	1495/352	WD	DULMAGE KAY	KLAWITTER MARY D	30,000	30,000	13,100 43.
261-310-000-461-00	401	06/17/2021	1488/729	WD	WINN KARLA J	CHASEN HOLDINGS LLC	135,000	135,000	31,400 23.
261-310-000-462-10	401	06/23/2021	1494/266	WD	DUDA LADONNA	WINN KARLA J/CHRISTOPHER	225,000	225,000	54,900 24.
261-310-000-496-00	401	09/28/2021	1500/343	WD	SCHMIDT MICHELLE	MILITELLO JOANN	155,000	155,000	43,300 27.
261-310-000-504-10	401	04/07/2021	1480/76	WD	POPKOV SERGEY/GALINA	URBANCHOCK GARY K/PAULETT	114,900	114,900	39,900 34.
Totals 04/01/2021 - 09/30/2021					Conventional		63	9,446,399	2,981,100 31.
260-001-200-060-00	401	03/10/2022	1519/794	WD	MARTINEZ-DIAZ, SERGIO	RUYLE JESSICA C/JAMES	405,000	405,000	96,600 21.
+ Pcls 260-001-300-010-07					OTH PARCEL SAME CLASS				
260-001-400-030-08	401	02/15/2022	1516/321	WD	ANDERSON EVA M	SCALLEN ANDREW F/MARCIA E	390,000	390,000	135,300 34.
260-001-400-030-11	401	10/07/2021	1501/825	WD	BEHMAN KEYNA L LIVING TRU	SHERIDAN BRIAN P/SARAH L	389,000	389,000	115,400 29.
260-011-400-010-01	401	10/13/2021	1503/159	WD	SHAKIR, YASER	BENNER JASON/DREAMA R CLO	315,000	315,000	107,500 34.
260-013-200-010-00	401	03/30/2022	1523/777	WD	SANDUSKY CONGREGATION OF	MYERS DAVID	101,000	101,000	39,400 39.
260-013-300-030-02	401	02/04/2022	1516/258	WD	HUZZIK BOGDAN/LULYNA	LIS THADDEUS/GENOWEFA	100,000	100,000	51,700 51.
260-014-300-010-00	402	01/19/2022	1514/124	WD	PIWKO NINA TRUST	ASSI YASSER C/RABIH Y NAJ	45,000	45,000	23,000 51.
260-019-400-060-00	401	01/21/2022	1514/113	WD	REYNOLDS TIMOTHY	REUSSER JR JOSEPH	65,000	65,000	23,300 35.
260-021-400-090-00	401	10/08/2021	1501/524	WD	HOFFMAN PHILLIP E	ELLJUL ANDREW S/TABITHA R	329,900	329,900	89,800 27.
260-031-300-010-09	401	03/25/2022	1522/655	WD	KUBICKI MARC/OLGA	MYSHOCK AMBER A/RAYMOND E	250,000	250,000	79,200 31.
260-035-100-020-01	401	02/23/2022	1517/528	WD	MCKEANGLORIA TRUST	SHIVEL CHARLES W/ANGELA	270,000	270,000	75,700 28.
261-007-300-020-00	401	10/13/2021	1502/565	WD	FIRST RESORT HOLDINGS LLC	ARORA, LAURIE BRUNBEL/SHA	364,000	364,000	173,600 47.
261-019-100-340-00	401	01/05/2022	1513/637	WD	AMEY, CONNER	SANSON FRED F/SHERI	279,000	279,000	62,900 22.
261-019-300-010-02	401	02/04/2022	1515/492	WD	SOPHA STEPHEN	ARNOLD JOE/THERESA GARLAN	167,900	167,900	51,300 30.
261-030-100-010-00	401	02/18/2022	1518/659	WD	BARTLEY FREDERICK/SHARON	FLORES MAURA/AMY	205,000	205,000	97,600 47.
+ Pcls 261-030-100-210-00					OTHER PARCEL SAME CLASS				
261-050-000-024-00	401	03/14/2022	1519/867	WD	PIEKUTOWSKI JEFFERY/PATRI	PREISS PAUL J/RACHEL R HA	235,000	235,000	115,700 49.
261-050-000-027-00	401	01/11/2022	1513/518	WD	DEGIUSTINO JOHN C/CYNTHIA	CAMACCI SCOT	200,000	200,000	117,100 58.

County: 76- SANILAC
Unit: WORTH TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Rati
261-303-004-135-10	401	11/08/2021	1505/894	WD	MERZ MARGARET	99,640	99,640	38,000	38.
261-303-004-462-00	401	01/26/2022	1514/604	WD	SCHAFT KRISTINA	175,000	175,000	52,900	30.
261-310-000-028-00	401	03/18/2022	1527/342	WD	MCKINNIE COLLEEN D	120,500	120,500	43,700	36.
261-310-000-037-00	401	10/06/2021	1503/674	WD	WINSTEAD KENNA	169,900	169,900	41,400	24.
261-310-000-045-00	401	11/30/2021	1509/842	WD	FOWLER AMANDA H / JOSHUA	158,500	158,500	48,700	30.
261-310-000-192-10	401	11/03/2021	1505/449	WD	KLEITCH MADELYN SUE REV L KOSKA DAVID T/BEVERLY	145,000	145,000	37,000	25.
261-310-000-205-00	401	12/14/2021	1510/825	WD	KRAUS JOHN E/LOIS A	115,000	115,000	24,000	20.
261-310-000-361-00	401	01/28/2022	1515/590	WD	SANSOM FRED F/SHERI M	165,000	165,000	40,900	24.
261-310-000-391-00	401	10/15/2021	1503/415	WD	CUPOL LIVING TRUST	282,000	282,000	62,000	21.
261-310-000-403-00	401	11/24/2021	1509/762	WD	CHIAVEROTTI PAUL G	16,000	16,000	10,300	64.
261-310-000-405-00	401	02/17/2022	1517/113	WD	VINOME INVESTMENTS LLC	160,000	160,000	41,400	25.
261-310-000-484-00	402	10/18/2021	1503/44	WD	SCHULTZ PAUL/DIANA	12,900	12,900	4,600	35.
261-310-000-556-00	401	02/18/2022	1517/219	WD	PATTON WILLIAM/ANN MARIE	179,900	179,900	36,500	20.

Totals 10/01/2021 - 03/31/2022	Conventional	57	11,723,836	3,606,500	30.
Totals 04/01/2021 - 03/31/2022	Conventional	120	21,170,234	6,587,600	31.

*** Statistics for this group (120 in sample) ***

Statistical Mean= 33.497 Median= 30.114 Maximum= 70.000 Minimum= 20.000

Normalized Average Deviation = 0.25896 (Coefficient of Dispersion)
 Average Squared Deviation = 123.48716 (Variance)
 Square Root of Squared Deviation = 11.11248 (Standard Deviation)
 Normalized Standard Deviation = 0.33174 (Covariance)
 2 Standard Deviation Range (Low) = 11.27251 (High) = 55.72242

*** Statistics about Median ***
 Normalized Average Deviation = 0.26988 (Coefficient of Dispersion)
 Average Squared Deviation = 135.02926 (Variance)
 Square Root of Squared Deviation = 11.62021 (Standard Deviation)
 Normalized Standard Deviation = 0.38587 (Covariance)
 2 Standard Deviation Range (Low) = 6.87367 (High) = 53.35470

Price Related Differential (PRD): 1.07649 PRD >1 regressive, < 1 progressive.

County: 76- SANILAC
Unit: WORTH TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ratio
261-230-000-065-00	402	04/18/2022	1525/42	WD	SOPHA, RAY/Franzel, Scott Pollman Daniel/Judith	24,000	24,000	7,300	30.
261-300-000-199-10	401	09/01/2022	1537/206	WD	ARNOLD NICHOLAS A	65,000	65,000	14,900	22.
261-300-000-518-10	401	05/20/2022	1526/823	WD	LAPORTE MICHAEL/CASSANDRA VIRIDIANA HOMES LLC	107,500	107,500	47,000	43.
261-300-000-951-00	401	07/07/2022	1531/684	WD	FARNSWORTH, GORDON/CARRIE MEDADO PATRICK/ELIZABETH	165,000	165,000	40,000	24.
261-300-001-143-00	401	05/06/2022	1526/16	WD	HOLBROOK MARIA A	125,000	125,000	38,600	30.
261-300-001-148-10	401	08/22/2022	1535/589	WD	SCHMIDT, MICHAEL/TRACEY	165,000	165,000	45,200	27.
261-300-001-310-00	401	05/10/2022	1526/376	WD	RYAN BEARER/JESSICE BEARE BRANDANO ANTHONY V	621,725	621,725	227,300	36.
261-300-001-336-00	401	09/13/2022	1537/742	WD	STUTTON JEROME/BETH LIFE E KRUPP DAN/JULIE	325,000	325,000	85,600	26.
261-300-001-890-10	402	08/15/2022	1535/345	WD	LEMA JOSEPH/MICHAEL/STEPH RINGE DAVID R/PATRICIA H	17,500	17,500	9,100	52.
261-300-002-075-00	401	07/28/2022	1533/652	MLC	MINNICK BERNARD / KATHLEE SEPPO SAM	70,000	70,000	14,300	20.
261-300-002-394-00	401	08/22/2022	1535/373	WD	PRAINITO, REBECCA	94,000	94,000	26,800	28.
261-302-002-827-00	401	08/30/2022	1536/731	WD	GILCHRIST MARGARET TRUSTE MCINTYRE TIMOTHY/SHARON	100,000	100,000	30,400	30.
261-302-003-269-00	401	08/26/2022	1536/321	WD	NAJERA JOSUE / NAJERA ANN MAHLMEISTER GREGORY A/CAR	180,000	180,000	47,200	26.
261-302-003-557-10	401	07/14/2022	1532/73	WD	HAWKINS DAVID	155,000	155,000	37,200	24.
261-303-003-649-00	401	06/17/2022	1529/854	WD	UTLEY KURT D/CHRISTINE M LYNAM STEVEN K	145,000	145,000	43,900	30.
261-303-004-006-00	401	04/08/2022	1523/845	WD	WILSON SUZANNE REV TRUST STRONG ANDREW/CHLOE	115,000	115,000	47,500	41.
261-303-004-691-00	401	08/26/2022	1535/712	WD	FRYE JOYCE	220,000	220,000	66,100	30.
261-303-004-860-00	401	05/31/2022	1528/43	WD	MOSES REBECCA M	84,000	84,000	57,300	68.
261-303-004-970-10	401	07/25/2022	1533/321	WD	THOMAS SHIRLEY J	245,000	245,000	74,000	30.
261-310-000-265-00	401	08/02/2022	1533/770	WD	BURDICK MARY F	100,000	100,000	29,000	29.
261-310-000-266-00	402	09/06/2022	1536/758	WD	FLANAGAN KEVIN / STEFAN N NACZAS DAVID	9,000	9,000	4,000	44.
261-310-000-382-00	401	09/09/2022	1537/76	WD	NEWPORT DOUG	189,000	189,000	39,200	20.
261-310-000-403-00	401	07/15/2022	1532/205	WD	SMITH-SNYDER, ANGELA	51,000	51,000	10,500	20.
261-310-000-558-00	401	07/12/2022	1532/785	WD	MARTINEZ-DIAZ S/SCHUMACHE GARDNER KINGSLEY/AUDREY	280,000	280,000	59,000	21.
261-310-000-570-00	401	07/29/2022	1533/346	WD	ROBERTS COURTNEY	133,000	133,000	28,600	21.
Totals 04/01/2022 - 09/30/2022						52	9,932,125	3,176,600	31.
260-013-200-030-01						113,000	113,000	66,000	58.

County: 76- SANILAC
Unit: WORTH TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst. Neigh. Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Ratio
261-300-001-977-10	401	01/04/2023	1547/853	WD	BINNALL JAMES	150,000	150,000	61,000	40.
261-303-004-331-00	401	02/03/2023	1548/603	WD	RYAN, MICHAEL G.	265,000	265,000	63,300	23.
261-310-000-027-00	401	02/27/2023	1551/622	WD	LYNCH DAVID C/ MONIQUE	143,250	143,250	42,800	29.
261-310-000-154-00	401	12/14/2022	1545/668	WD	IZELUK JAMES S	147,450	147,450	44,400	30.
261-310-000-156-00	402	03/20/2023	1556/457	WD	REGENAUR BEVERLY H/DONALD DREHER MARCUS	17,250	17,250	10,200	59.
261-310-000-293-00	401	11/17/2022	1543/764	WD	STAZA RICHARD	80,000	80,000	28,800	36.
261-310-000-312-00	401	10/04/2022	1540/219	WD	DEMAR PROPERTIES LLC	387,000	387,000	89,200	23.
261-310-000-314-00	401	03/14/2023	1552/737	WD	DOUGLAS MATTHEW/JENNIFER	155,000	155,000	31,500	20.
261-310-000-371-10	401	10/28/2022	1542/206	WD	WILLIAMS, CHARLENE/JOSEPH TEED DAVID	180,000	180,000	39,200	21.
261-310-000-518-10	401	10/07/2022	1539/860	WD	POTAPHSYN REVOCABLE TRUST KOCIEMBA FRANK/ANN MARIE	213,000	213,000	49,500	23.

Totals	10/01/2022 - 03/31/2023	Conventional	38	6,646,694	1,985,200	29.
Totals	04/01/2022 - 03/31/2023	Conventional	90	16,578,819	5,161,800	31.

*** Statistics for this group (90 in sample) ***

Statistical Mean= 33.401 Median= 30.206 Maximum= 68.214 Minimum= 20.273

Normalized Average Deviation = 0.25963 (Coefficient of Dispersion)
 Average Squared Deviation = 132.21729 (Variance)
 Square Root of Squared Deviation = 11.49858 (Standard Deviation)
 Normalized Standard Deviation = 0.34426 (Covariance)
 2 Standard Deviation Range (Low) = 10.40385 (High) = 56.39816

*** Statistics about Median ***
 Normalized Average Deviation = 0.26866 (Coefficient of Dispersion)
 Average Squared Deviation = 142.54169 (Variance)
 Square Root of Squared Deviation = 11.93908 (Standard Deviation)
 Normalized Standard Deviation = 0.39526 (Covariance)
 2 Standard Deviation Range (Low) = 6.32758 (High) = 54.06391

Price Related Differential (PRD): 1.07278 PRD >1 regressive, < 1 progressive.

County: 76- SANILAC
Unit: WORTH TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Rati
261-070-000-540-00	401	07/27/2023	1562/890	WD	PARKER CAROL & SHERRY	240,000	240,000	73,700	30.
261-120-000-003-00	401	07/10/2023	1561/785	WD	MORAUSKI NANCY J	355,000	355,000	81,100	22.
261-130-000-017-00	401	06/30/2023	1561/28	WD	RESKE DONALD E TRUST	505,000	505,000	173,200	34.
261-160-000-002-00	402	05/10/2023	1556/301	WD	HOARD NANCY J	12,900	12,900	2,600	20.
261-160-000-004-00	401	05/26/2023	1557/686	MLC	HOARD NANCY / RONALD	0	0	13,300	0.
261-160-000-005-00	402	05/10/2023	1556/299	WD	HOARD NANCY J	12,900	12,900	2,400	18.
261-160-000-015-00	402	06/14/2023	1560/389	WD	SZATKIEWSKI LORETTA A REV FORCE DALE	6,500	6,500	12,100	186.
261-200-000-010-00	402	07/27/2023	1563/506	WD	HUBER, CONSTANCE LEE	23,000	23,000	6,300	27.
261-240-000-002-00	402	06/29/2023	1561/293	WD	FIRST RESORT HOLDINGS LLC SEGHI DANIEL M	16,500	16,500	8,700	52.
261-300-000-198-10	401	07/11/2023	1561/413	WD	RAYMO REALTY LLC	140,000	140,000	16,200	11.
261-300-000-509-00	401	04/05/2023	1554/1	WD	BAILEY SCOTT H/KIMBERLEY	110,000	110,000	65,200	59.
261-300-000-659-00	402	05/12/2023	1556/864	WD	CUTLER DOUGLAS D	13,000	13,000	4,400	33.
261-300-001-313-00	401	06/12/2023	1559/215	WD	JENKS BRADLEY MARK/WENDY	285,000	285,000	70,500	24.
261-300-001-367-00	401	06/09/2023	1558/872	WD	MAXFIELD DAN/SYLVIA	240,500	240,500	42,700	17.
261-302-002-747-00	401	06/26/2023	1560/236	WD	RICE, GAILE	302,000	302,000	60,900	20.
261-302-002-750-00	401	05/15/2023	1557/438	WD	MILLER LORIA/LEVIN FRAN S SELLS SCOTT R/RACHEL	189,000	189,000	39,600	20.
261-302-002-855-00	401	04/07/2023	1554/723	WD	VANDENBERGHE WILLIAM/CONN BALBAUGH RYAN/MELANIE	220,000	220,000	60,800	27.
261-302-002-929-00	401	04/24/2023	1555/458	WD	SZYMANSKI L J	160,000	160,000	37,700	23.
261-302-003-290-00	401	04/12/2023	1554/589	WD	CALDWELL CHARLOTTE	122,000	122,000	50,000	40.
261-302-003-497-00	402	08/07/2023	1563/765	WD	CAPORUSCIO TAMMY ANN	6,400	6,400	7,300	114.
261-302-003-542-00	402	06/09/2023	1558/629	WD	KUBACKI JASON/JAMY	4,000	4,000	3,000	75.
261-303-003-784-00	402	06/08/2023	1559/432	WD	BARBALAS FAMILY TRUST	7,500	7,500	5,600	74.
261-303-004-359-00	401	06/29/2023	1560/802	WD	PILLARS SIDNEY/SARA REV T TRAUB JOHN A	192,000	192,000	35,200	18.
261-303-004-789-10	401	07/24/2023	1562/421	WD	ZIELINSKI CHRISTOPHER BAR FRANCISCO JUSTIN/TIMOTHY	280,000	280,000	120,800	43.
261-310-000-165-00	401	07/21/2023	1563/392	WD	MACKENZIE JONATHAN	129,000	129,000	48,500	37.
261-310-000-220-00	401	08/01/2023	1563/485	WD	MIRAMONTI JON PAUL	241,000	241,000	61,400	25.

Totals 04/01/2023 - 09/30/2023

Conventional

52

7,781,365 2,453,600 31.

County: 76- SANILAC
Unit: WORTH TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Sale Price	Adj. Sale Price	Assessment	Rati
Totals	04/01/2021 - 03/31/2023		Conventional			210	37,749,053	11,749,400	31.

*** Statistics for this group (210 in sample) ***

Statistical Mean= 33.456 Median= 30.206 Maximum= 70.000 Minimum= 20.000

*** Statistics about Mean ***
 Normalized Average Deviation = 0.25928 (Coefficient of Dispersion)
 Average Squared Deviation = 126.61622 (Variance)
 Square Root of Squared Deviation = 11.25239 (Standard Deviation)
 Normalized Standard Deviation = 0.33633 (Covariance)
 2 Standard Deviation Range (Low) = 10.95135 (High) = 55.96090

*** Statistics about Median ***
 Normalized Average Deviation = 0.26889 (Coefficient of Dispersion)
 Average Squared Deviation = 137.23174 (Variance)
 Square Root of Squared Deviation = 11.71460 (Standard Deviation)
 Normalized Standard Deviation = 0.38783 (Covariance)
 2 Standard Deviation Range (Low) = 6.77655 (High) = 53.63494

Price Related Differential (PRD): 1.07489 PRD > 1 regressive, < 1 progressive.

Parcel Num	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Appraisal
260-008-100-003	6556 CROSWELL	09/02/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$118,600	30.42	\$237,180
260-011-400-010-01	6735 BURNS LINE	10/13/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$107,500	34.13	\$214,988
260-011-400-010-01	6735 BURNS LINE	05/14/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$107,500	37.07	\$214,988
260-013-200-010-00	6855 BAKER	03/30/22	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$39,400	39.01	\$89,516
260-013-200-030-01	6990 BURNS LINE	10/14/22	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$66,000	58.41	\$146,855
260-013-400-050-00	7101 GARDNER LINE	11/22/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$50,600	23.00	\$121,547
260-013-400-110-00	7376 LAKESHORE	10/19/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$96,900	35.89	\$209,174
260-014-200-030-01	7263 VINCENT	03/27/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$43,500	87.00	\$99,536
260-014-300-090-01	6369 GARDNER LINE	02/09/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,600	42.40	\$156,600
260-019-100-010-60	7516 BLACK RIVER RD	04/23/21	\$226,495	WD	03-ARM'S LENGTH	\$226,495	\$37,100	16.38	\$74,283
260-021-300-050-00	5435 GALBRAITH LINE	09/16/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$108,100	35.44	\$216,225
260-021-300-060-03	5511 GALBRAITH LINE	06/30/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,700	34.88	\$198,360
260-021-400-090-00	7834 WILDCAT	10/08/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$89,800	27.22	\$193,997
260-024-200-030-00	7519 BABCOCK	09/22/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$66,600	35.05	\$133,135
260-025-200-010-01	6768 GALBRAITH LINE	06/03/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$59,500	24.09	\$119,037
260-026-100-030-00	6570 GALBRAITH LINE	07/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,500	29.71	\$100,993
260-026-400-010-01	6545 WELLMAN LINE	09/02/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,100	33.73	\$74,274
260-027-300-010-01	8401 WILDCAT	05/11/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$78,400	29.14	\$156,849
260-031-200-050-00	8567 CRIBBINS	06/18/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$68,100	80.12	\$136,192
260-031-300-010-04	8937 CRIBBINS	05/27/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,800	38.36	\$149,520
260-033-100-030-01	8570 WILDCAT	10/01/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$21,800	12.53	\$43,574
260-033-300-030-01	6450 FISHER	06/07/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$81,700	35.52	\$163,452
260-035-100-020-01	8730 BABCOCK	02/23/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$75,700	28.04	\$192,598
260-036-300-010-08	8861 BABCOCK	11/21/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$108,400	50.42	\$239,399
260-036-300-020-01	4850 FISHER	07/29/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,300	28.41	\$96,650
260-036-400-060-02	8968 ST CLAIR	04/04/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$74,600	31.74	\$149,268
Totals:						\$5,580,295	\$1,864,800	33.42	\$3,928,190
						Sale. Ratio =>	16.60	Std. Dev. =>	

Residential

ECF
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Rockin River
Rural Res

Land + Yard P	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	TF Area	Dev. by Mean (%)	Building Style	Land Value	Ind Table
\$10,000	\$379,900	\$324,543	1.171	2,840	\$133.77	RURAL	5.7186	1 3/4 STORY	\$10,000	RURAL ACREAGE
\$45,030	\$269,970	\$242,797	1.112	2,066	\$130.67	RURAL	0.1468	RANCH	\$45,030	RURAL ACREAGE
\$45,030	\$244,970	\$242,797	1.009	2,066	\$118.57	RURAL	10.4435	RANCH	\$45,030	RURAL ACREAGE
\$12,200	\$88,800	\$96,955	0.916	1,528	\$58.12	RURAL	19.7492	1 1/4 STORY	\$12,200	RURAL ACREAGE
\$7,600	\$105,400	\$174,069	0.606	1,680	\$62.74	RURAL	50.7876	RANCH	\$7,600	RURAL ACREAGE
\$14,180	\$205,820	\$134,209	1.534	1,398	\$147.22	RURAL	42.0197	1 1/2 STORY	\$12,500	RURAL ACREAGE
\$66,834	\$203,166	\$179,421	1.132	1,772	\$114.65	RURAL	1.8960	RANCH	\$66,834	HURONIA HEIGHTS
\$38,394	\$11,606	\$67,936	0.171	1,398	\$8.30	RURAL	94.2546	1 1/4 STORY	\$38,394	RURAL ACREAGE
\$14,367	\$135,633	\$158,037	0.858	2,865	\$47.34	RURAL	25.5146	1 1/4 STORY	\$10,000	RURAL ACREAGE
\$14,945	\$211,550	\$148,345	1.426	1,836	\$115.22	RURAL	31.2684	RANCH	\$14,945	RURAL ACREAGE
\$98,500	\$206,500	\$168,179	1.228	1,200	\$172.08	RURAL	11.4478	RANCH	\$98,500	RURAL ACREAGE
\$41,410	\$218,590	\$198,109	1.103	1,708	\$127.98	RURAL	1.0001	1 1/4 STORY	\$41,410	RURAL ACREAGE
\$46,590	\$283,310	\$210,581	1.345	2,008	\$141.09	RURAL	23.1986	1 1/2 STORY	\$45,000	RURAL ACREAGE
\$5,000	\$185,000	\$183,050	1.011	2,452	\$75.45	RURAL	10.2731	RANCH	\$5,000	RURAL ACREAGE
\$25,000	\$222,000	\$134,339	1.653	1,794	\$123.75	RURAL	53.9157	1 1/2 STORY	\$25,000	RURAL ACREAGE
\$10,763	\$159,237	\$128,900	1.235	1,660	\$95.93	RURAL	12.1969	RANCH	\$10,000	RURAL ACREAGE
\$17,650	\$92,350	\$80,891	1.142	1,290	\$71.59	RURAL	2.8270	RANCH	\$17,650	RURAL ACREAGE
\$22,500	\$246,500	\$167,961	1.468	2,240	\$110.04	RURAL	35.4217	1 1/2 STORY	\$22,500	RURAL ACREAGE
\$29,760	\$55,240	\$152,046	0.363	1,296	\$42.62	RURAL	75.0072	RANCH	\$29,760	RURAL ACREAGE
\$25,592	\$169,408	\$177,040	0.957	1,440	\$117.64	RURAL	15.6493	RANCH	\$25,592	RURAL ACREAGE
\$6,950	\$167,050	\$91,560	1.824	1,440	\$116.01	RURAL	71.1103	RANCH	\$5,700	RURAL ACREAGE
\$18,920	\$211,080	\$206,474	1.022	2,624	\$80.44	RURAL	9.1077	RANCH	\$18,920	RURAL ACREAGE
\$36,473	\$233,527	\$195,156	1.197	2,480	\$94.16	RURAL	8.3232	2 STORY	\$31,695	RURAL ACREAGE
\$39,427	\$175,573	\$249,965	0.702	1,668	\$105.26	RURAL	41.0994	RANCH	\$28,120	RURAL ACREAGE
\$25,000	\$145,000	\$102,357	1.417	1,436	\$100.97	RURAL	30.3225	1 1/2 STORY	\$25,000	RURAL ACREAGE
\$25,000	\$210,000	\$155,896	1.347	1,800	\$116.67	RURAL	23.3667	2 STORY	\$25,000	RURAL ACREAGE
\$4,837,180	\$4,374,612				\$101.09		0.6886			
				E.C.F. => 1.106		Std. Deviation= 0.37267514				
				Ave. E.C.F. => 1.113		Ave. Variance= 27.1564		Coefficient of Var=> 24.39085519		

Property Class

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Parcel Num	Street Address	Sale Date	Sale Price	Instr.	Term of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. praisal
260-001-400-00-08	6312 BUENA VISTA	02/15/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$135,300	34.69	\$65,305
260-001-400-030-11	6335 BUENA VISTA	10/07/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$115,400	29.67	\$306,676
261-007-100-030-00	6669 LAKESHORE	08/16/21	\$165,300	WD	03-ARM'S LENGTH	\$165,300	\$89,500	54.14	\$185,952
261-007-300-020-00	6763 LAKESHORE	10/13/21	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$173,600	47.69	\$347,176
261-007-300-040-00	6773 LAKESHORE	09/30/22	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$188,100	43.14	\$389,996
261-019-100-290-10	7642 FREIDT	04/29/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$57,000	36.77	\$114,030
261-019-100-340-00	7944 CASSIDY	01/05/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$62,900	22.54	\$130,484
261-019-100-340-00	7944 CASSIDY	06/16/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$62,900	23.30	\$125,892
261-019-300-010-02	7771 LAKESHORE	02/04/22	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$51,300	30.55	\$106,495
261-030-100-180-01	8076 LAKESHORE	05/27/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$49,100	47.67	\$109,346
261-030-400-050-00	7641 INDIAN TRAIL	04/25/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$16,500	27.50	\$32,954
261-050-000-018-00	6311 LAKESHORE	08/30/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$269,800	40.27	\$539,515
261-050-000-024-00	6337 LAKESHORE	03/14/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,700	49.23	\$244,995
261-050-000-027-00	6357 LAKESHORE	01/13/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$117,100	58.55	\$234,235
261-110-000-050-00	6833 LAKESHORE	04/30/22	\$60,000	MLC	03-ARM'S LENGTH	\$60,000	\$33,000	55.00	\$73,363
261-110-000-051-00	6837 LAKESHORE	07/21/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$17,400	29.00	\$34,707
261-120-000-025-00	8982 LAKE COURT	10/28/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,500	32.27	\$72,219
261-170-000-035-00	7323 JOY	09/01/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$63,000	26.36	\$140,906
261-170-000-039-10	7353 JOY	04/11/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$73,300	31.87	\$150,824
261-180-000-011-00	7631 INDIAN TRAIL	10/20/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,300	29.56	\$28,401
261-200-000-035-00	7346 KILKARE	09/12/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$32,200	25.76	\$70,793
261-230-000-001-00	6489 LAKESHORE	12/09/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$31,900	37.98	\$63,730
261-230-000-031-00	7333 CHIPPEWA TR	08/18/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$48,400	28.14	\$100,093
261-230-000-050-00	7402 CHIPPEWA DR	12/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,100	49.78	\$398,105
Totals:						\$5,409,200	\$2,051,300	37.92	\$4,266,192
						Sale. Ratio =>		10.93	
							Std. Dev. =>		

ECF
 Eden Beach
 East Rural 19,30,31
 N. Subs 6,7

Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Val.
\$43,630	\$346,370	\$260,794	1.328	2,238	\$154.7	NSF	6.5623	1 1/2 STORY	\$43,630
\$33,621	\$355,379	\$304,070	1.169	2,100	\$169.23	NSF	9.3772	1 1/4 STORY	\$33,621
\$26,890	\$138,410	\$177,129	0.781	1,616	\$85.65	NSF	48.1105	RANCH	\$25,145
\$184,975	\$179,025	\$180,625	0.991	1,605	\$111.54	NSF	27.1369	RANCH	\$182,640
\$262,570	\$173,430	\$149,913	1.157	1,206	\$143.81	NSF	10.5641	RANCH	\$260,552
\$2,150	\$152,850	\$124,311	1.230	1,008	\$151.64	ERU	3.2936	RANCH	\$2,150
\$14,659	\$264,341	\$150,422	1.757	1,148	\$230.26	ERU	49.4816	RANCH	\$14,659
\$14,659	\$255,341	\$144,458	1.768	1,148	\$222.42	ERU	50.5062	RANCH	\$14,659
\$7,846	\$160,054	\$128,116	1.249	1,104	\$144.98	ERU	1.3219	RANCH	\$4,400
\$3,885	\$99,115	\$117,179	0.846	1,176	\$84.28	ERU	41.6669	RANCH	\$3,885
\$2,400	\$57,600	\$40,045	1.438	910	\$63.30	ERU	17.5885	RANCH	\$2,400
\$240,440	\$429,560	\$333,046	1.290	2,642	\$162.59	NSF	2.7281	1 3/4 STORY	\$240,440
\$197,550	\$37,450	\$55,818	0.671	809	\$46.29	NSF	59.1578	RANCH	\$196,726
\$133,186	\$66,814	\$112,527	0.594	1,716	\$38.94	NSF	66.8751	2 STORY	\$131,108
\$7,884	\$52,116	\$77,034	0.677	720	\$72.38	NSF	58.5981	RANCH	\$5,029
\$5,029	\$54,971	\$33,049	1.663	382	\$143.90	NSF	40.0806	RANCH	\$5,029
\$8,000	\$102,000	\$64,219	1.588	548	\$186.13	EDCT	32.5803	RANCH	\$8,000
\$1,335	\$237,665	\$155,079	1.533	1,348	\$176.31	ERU	27.0030	RANCH	\$1,335
\$2,217	\$227,783	\$165,119	1.380	1,232	\$184.89	ERU	11.6997	RANCH	\$1,335
\$12,079	\$32,921	\$21,459	1.534	868	\$37.93	ERU	27.1606	RANCH	\$11,850
\$10,742	\$114,258	\$70,648	1.617	776	\$147.24	NSF	35.4768	RANCH	\$10,742
\$33,722	\$50,278	\$33,416	1.505	0	#DIV/0!	NSF	24.2074	RANCH	\$33,722
\$11,200	\$160,800	\$98,990	1.624	936	\$171.79	NSF	36.1894	RANCH	\$11,200
\$266,081	\$133,919	\$147,020	0.911	1,840	\$72.78	NSF	35.1623	RANCH	\$264,458

\$3,882,450 **\$3,144,486** **#DIV/0!** **2.7827**
E.C.F. => 1.235 **Std. Deviation=> 0.36371547**
Ave. E.C.F. => 1.263 **Ave. Variance=> 30.1054** **Coefficient of Var=> 23.84560408**

Land Use	Property Class
MAGNOLIA GARDENS	401
MAGNOLIA GARDENS	401
NORTH SUBS 6 & 7	401
NORTH SUBS 6 & 7	401
NORTH SUBS 6 & 7	401
EAST RURAL 19 30 31	401
BIRCH BEACH	401
BIRCH BEACH	401
EAST RURAL 19 30 31	401
EAST RURAL 19 30 31	401
EAST RURAL 19 30 31	401
NORTH SUBS 6 & 7	401
NORTH SUBS 6 & 7	401
NORTH SUBS 6 & 7	401
NORTH SUBS 6 & 7	401
NORTH SUBS 6 & 7	401
SOUTH SUBS-31 & EDEN I	401
EAST RURAL 19 30 31	401
EAST RURAL 19 30 31	401
INDIAN VILLAGE SUB	401
NORTH SUBS 6 & 7	401
COMMERCIAL	201
LEXINGTON BEACH	401
NORTH SUBS 6 & 7	401

Parcel Num	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Current Appraisal
260-010-200-00	5960 MORTIMER LINE	03/14/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$17,700	88.50	\$35,920
260-027-100-010-09	8070 VINCENT	10/06/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$93,100	34.48	\$198,815
261-160-000-009-00	7296 ROGER	04/15/23	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$12,500	125.00	\$26,419
Totals:						\$300,000	\$123,300		\$261,154
								Sale. Ratio =>	41.10
								Std. Dev. =>	45.54

Mobile Homes

Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$24,650	(\$4,650)	\$25,789	(0.180)	980	(\$4.74)	RURAL	57.6290	RANCH	\$24,650
\$25,000	\$245,000	\$200,515	1.222	1,940	\$126.29	RURAL	82.5871	RANCH	\$25,000
\$7,184	\$2,816	\$19,235	0.146	864	\$3.26	NSF	24.9580	MANUFACTURED	\$4,791
	\$243,166	\$245,539			\$41.60		59.4354		
		E.C.F. =>	0.990 ✓			Std. Deviation=>	0.73364264		
		Ave. E.C.F. =>	0.396			Ave. Variance=>	55.0580	Coefficient of Var=>	139.0423963

say 2.9

Land Table	Property Class
RURAL ACREAGE	401
RURAL ACREAGE	401
NORTH SUBS 6 & 7	401

Parcel Num'	Street Address	Sale Date	Sale Price	Instr.	Term of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur Appraisal
261-031-400-1-00	8915 LAKESHORE	05/19/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$220,400	38.00	\$478,363
261-090-005-005-00	7774 BEACH	12/23/21	\$248,300	WD	03-ARM'S LENGTH	\$248,300	\$85,900	34.60	\$171,761
261-180-000-007-00	7589 INDIAN TRAIL	11/11/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$52,900	30.23	\$105,822
261-270-000-023-00	8105 EMIGH	03/31/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,600	44.58	\$276,032
261-300-001-310-00	7330 LAKEVIEW	05/11/22	\$621,725	WD	03-ARM'S LENGTH	\$621,725	\$227,300	36.56	\$454,602
Totals:						\$1,900,025	\$709,100		\$1,486,580
						Sale. Ratio =>		37.32	
						Std. Dev. =>		5.25	

ECF
 Lake View Dr.
 Southern Lake sub 19, 30
 Southern Lake sub 31

Land + Yard	% Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Val
\$136,867	\$443,133	\$310,451	1.427	1,568	\$282.61	SBF	11.8311	RANCH	\$124,320
\$8,828	\$239,472	\$162,933	1.470	2,064	\$116.02	SBF	16.0683	2 STORY	\$8,828
\$11,850	\$163,150	\$134,246	1.215	1,224	\$133.29	MSF	9.3765	RANCH	\$11,850
\$148,979	\$126,021	\$141,170	0.893	2,040	\$61.78	MSF	41.6384	RANCH	\$148,979
\$37,012	\$584,713	\$379,627	1.540	2,564	\$228.05	LVDR	23.1155	2 STORY	\$35,456
\$1,556,489		\$1,128,427			\$164.35		7.0270		
		E.C.F. => 1.379			Std. Deviation=> 0.26240104				
		Ave. E.C.F. => 1.309			Ave. Variance=> 20.4060		Coefficient of Var=> 15.58810595		

La Table	Property Class
SOUTH SUBS-31 & EDEN BEACH	401
SOUTH SUBS-31 & EDEN BEACH	401
INDIAN VILLAGE SUB	401
MIDDLE SUBS IN 19 & 30	401
GREAT LAKES BEACH	401

ECF
Grat lakes Beach / Huronia Hwy

Parcel Num	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. appraisal
261-300-000-510	7321 HAWTHORNE	05/20/22	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$47,000	43.72	\$102,868
261-300-000-630-00	7179 CEDAR	08/06/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$18,700	29.68	\$37,474
261-300-000-646-00	7160 DOGWOOD	04/01/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$43,000	16.86	\$144,684
261-300-000-702-00	7205 DOGWOOD	09/15/21	\$110,900	WD	03-ARM'S LENGTH	\$110,900	\$49,800	44.91	\$99,676
261-300-000-721-10	7165 DOGWOOD	11/03/21	\$63,250	WD	03-ARM'S LENGTH	\$63,250	\$53,600	84.74	\$110,646
261-300-000-769-00	7178 BAKER	08/02/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$40,200	27.92	\$80,495
261-300-000-846-00	7314 ASPEN	02/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$54,400	27.20	\$128,014
261-300-000-951-00	7477 ASPEN	03/15/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$35,500	28.63	\$79,915
261-300-001-061-00	7354 BYRON	05/28/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$37,400	64.48	\$74,778
261-300-001-099-00	7304 BIRCHCREST	11/12/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$18,700	24.93	\$37,381
261-300-001-143-00	7301 BIRCHCREST	05/06/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$38,600	30.88	\$77,190
261-300-001-260-00	7319 LONGFELLOW	06/25/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$52,300	27.38	\$104,597
261-300-001-336-00	7501 CEDAR	09/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$85,600	26.34	\$190,966
261-300-001-435-00	7361 CEDAR	04/14/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$65,500	40.31	\$131,092
261-300-001-477-00	7265 CEDAR	06/04/21	\$48,900	WD	03-ARM'S LENGTH	\$48,900	\$21,100	43.15	\$42,166
261-300-001-491-00	7292 DOGWOOD	01/06/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,800	57.60	\$63,207
261-300-001-560-00	7314 ELM	03/24/23	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$57,500	27.91	\$134,863
261-300-001-736-00	7502 HURON BAY	05/11/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,500	30.00	\$111,015
261-300-001-977-10	7306 FOREST DR	01/04/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,000	40.67	\$135,077
261-300-002-070-00	7323 FOREST DR	12/22/21	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$41,100	41.94	\$82,190
261-300-002-097-10	7383 FOREST DR	04/23/21	\$168,875	WD	03-ARM'S LENGTH	\$168,875	\$48,200	28.54	\$96,424
261-300-002-394-00	7403 WOODSIDE	08/22/22	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$26,800	28.51	\$59,487
261-300-002-557-00	7302 LAUREL	08/02/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$51,300	24.43	\$102,538
261-300-002-562-00	7305 JUNIPER	09/20/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$73,700	26.32	\$147,315
261-302-002-701-00	7116 EMERSON	06/25/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,600	31.82	\$143,174
261-302-002-827-00	7280 NYMPH	08/30/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$30,400	30.40	\$66,076
261-302-002-878-00	7328 NYMPH	11/12/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,500	27.81	\$88,958
261-302-002-922-00	7347 MAPLE	01/25/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$63,600	24.94	\$127,115
261-302-002-968-00	7276 OAK	01/19/22	\$117,570	WD	03-ARM'S LENGTH	\$117,570	\$37,300	31.73	\$74,519
261-302-003-269-00	7033 EMERSON	08/26/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,200	26.22	\$104,045
261-303-003-649-00	7115 BURNS LINE	06/17/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$43,900	30.28	\$94,861
261-303-003-736-00	7169 BURNS LINE	04/01/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$18,900	70.00	\$37,821
261-303-004-006-00	6948 LAKESHORE	04/08/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,500	41.30	\$94,977
261-303-004-006-00	6948 LAKESHORE	10/04/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$47,500	30.65	\$104,323
261-303-004-135-10	7194 WISTERIA	11/08/21	\$99,640	WD	03-ARM'S LENGTH	\$99,640	\$38,000	38.14	\$76,040
261-303-004-331-00	7343 ROSEWOOD	05/04/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$56,700	40.21	\$113,470
261-303-004-462-00	7349 WORTH	01/26/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$52,900	30.23	\$118,459
261-303-004-480-00	7324 SATINWOOD	12/14/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$46,400	92.80	\$100,671

261-303-004-79-00	7289 VINE	05/24/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,400	34.50	\$91,001
261-303-004-80-00	7382 YALE	05/31/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$57,300	68.21	\$26,652
261-303-004-970-10	7369 YALE	07/25/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$74,000	30.20	\$158,579
261-310-000-027-00	7393 WILLOW CT	02/27/23	\$143,250	WD	03-ARM'S LENGTH	\$143,250	\$42,800	29.88	\$108,664
261-310-000-028-00	7385 WILLOW CT	03/18/22	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$43,700	36.27	\$97,616
261-310-000-037-00	7311 WILLOW CT	10/06/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$41,400	24.37	\$85,275
261-310-000-045-00	7373 LAKESHORE	11/30/21	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$48,700	30.73	\$97,409
261-310-000-123-00	7375 LAKEWOOD	11/15/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$24,500	163.33	\$33,716
261-310-000-154-00	7348 LAKEWOOD	12/16/22	\$147,450	WD	03-ARM'S LENGTH	\$147,450	\$44,400	30.11	\$98,137
261-310-000-222-10	7442 WOODLAND	06/15/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,800	58.40	\$95,893
261-310-000-265-00	7283 BIRCHWOOD	08/02/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,000	29.00	\$62,977
261-310-000-293-00	7426 BIRCHWOOD	11/17/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,800	36.00	\$62,918
261-310-000-361-00	7334 MAPLEWOOD	01/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$40,900	24.79	\$86,002
261-310-000-395-00	7511 ELMWOOD	04/02/21	\$125,100	WD	03-ARM'S LENGTH	\$125,100	\$35,800	28.62	\$71,642
261-310-000-405-00	7453 ELMWOOD	02/17/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$41,400	25.88	\$92,237
261-310-000-417-00	7303 ELMWOOD	04/23/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$34,100	34.97	\$68,199
261-310-000-447-00	7390 ELMWOOD	08/06/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,100	43.67	\$53,768
261-310-000-447-00	7390 ELMWOOD	12/03/21	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$13,100	24.04	\$55,077
261-310-000-477-00	7469 SOUTHWOOD	02/15/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$42,000	26.27	\$107,109
261-310-000-496-00	7301 SOUTHWOOD	09/28/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$43,300	27.94	\$89,380
261-310-000-504-10	7539 LAKESHORE	04/08/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$39,900	34.73	\$79,771
261-310-000-538-00	7506 SOUTHWOOD	09/09/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$40,500	115.71	\$89,562
Totals:			\$8,215,635			\$8,215,635	\$2,681,700		\$5,776,323

Sale. Ratio => 32.64
Std. Dev. => 24.01

Land + Yard	% Residual	Cost Man. \$	E. C. F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$19,799	\$87,701	\$92,299	0.950	1,470	\$59.69	GLB	30.2550	RANCH	\$19,799
\$9,800	\$53,200	\$34,593	1.538	560	\$95.00	GLB	28.5171	RANCH	\$9,800
\$14,000	\$241,000	\$145,204	1.660	1,540	\$156.49	GLB	40.6994	1 1/4 STORY	\$14,000
\$18,200	\$92,700	\$101,845	0.910	1,556	\$59.58	GLB	34.2528	RANCH	\$18,200
\$25,200	\$38,050	\$106,808	0.356	1,800	\$21.14	GLB	89.6486	2 STORY	\$25,200
\$14,993	\$129,007	\$81,878	1.576	1,084	\$119.01	GLB	32.2875	RANCH	\$14,000
\$10,882	\$189,118	\$117,132	1.615	960	\$197.00	GLB	36.1837	RANCH	\$10,882
\$11,516	\$112,484	\$75,999	1.480	990	\$113.62	GLB	22.7340	RANCH	\$11,200
\$14,000	\$44,000	\$75,973	0.579	936	\$47.01	GLB	67.3578	RANCH	\$14,000
\$6,387	\$68,613	\$38,743	1.771	600	\$114.36	GLB	51.8266	RANCH	\$5,600
\$14,000	\$111,000	\$70,211	1.581	780	\$142.31	GLB	32.8212	RANCH	\$14,000
\$13,769	\$177,231	\$113,535	1.561	1,200	\$147.69	GLB	30.8291	1 1/4 STORY	\$11,879
\$8,739	\$316,261	\$202,474	1.562	1,656	\$190.98	GLB	30.9245	RANCH	\$5,600
\$14,000	\$148,500	\$130,102	1.141	2,048	\$72.51	GLB	11.1324	2 STORY	\$14,000
\$5,600	\$43,300	\$45,708	0.947	820	\$52.80	GLB	30.5407	RANCH	\$5,600
\$11,200	\$38,800	\$57,786	0.671	672	\$57.74	GLB	58.1287	RANCH	\$11,200
\$14,500	\$191,500	\$120,363	1.591	1,323	\$144.75	GLB	33.8286	1 1/2 STORY	\$14,500
\$5,873	\$179,127	\$131,428	1.363	2,000	\$89.56	GLB	11.0199	2 STORY	\$5,873
\$16,044	\$133,956	\$132,259	1.013	1,152	\$116.28	GLB	23.9903	RANCH	\$13,038
\$8,171	\$89,829	\$92,524	0.971	849	\$105.81	GLB	28.1860	1 1/2 STORY	\$8,171
\$19,032	\$149,843	\$96,740	1.549	1,170	\$128.07	GLB	29.6190	1 1/2 STORY	\$17,239
\$4,989	\$89,011	\$60,553	1.470	720	\$123.63	GLB	21.7226	1+ STORY	\$4,989
\$14,000	\$196,000	\$110,673	1.771	1,620	\$120.99	GLB	51.8256	1 1/2 STORY	\$14,000
\$15,407	\$264,593	\$164,885	1.605	2,366	\$111.83	GLB	35.1978	1 1/2 STORY	\$14,000
\$22,011	\$202,989	\$151,454	1.340	1,625	\$124.92	GLB	8.7536	RANCH	\$19,600
\$16,800	\$83,200	\$54,751	1.520	480	\$173.33	GLB	26.6869	1+ STORY	\$16,800
\$8,400	\$151,600	\$100,698	1.505	1,662	\$91.22	GLB	25.2765	1 1/2 STORY	\$8,400
\$11,200	\$243,800	\$144,894	1.683	2,112	\$115.44	GLB	42.9878	2 STORY	\$11,200
\$11,200	\$106,370	\$79,149	1.344	752	\$141.45	GLB	9.1191	RANCH	\$11,200
\$14,000	\$166,000	\$100,050	1.659	735	\$225.85	GLB	40.6436	RANCH	\$14,000
\$27,541	\$117,459	\$74,800	1.570	1,120	\$104.87	GLB	31.7573	RANCH	\$27,541
\$10,859	\$16,141	\$33,703	0.479	534	\$30.23	GLB	77.3809	RANCH	\$10,859
\$16,461	\$98,539	\$87,240	1.130	1,020	\$96.61	GLB	12.3218	1 1/4 STORY	\$16,461
\$16,461	\$138,539	\$97,624	1.419	1,020	\$135.82	GLB	16.6367	1 1/4 STORY	\$16,461
\$28,691	\$70,949	\$59,186	1.199	864	\$82.12	GLB	5.3993	RANCH	\$28,691
\$16,790	\$124,210	\$120,850	1.028	1,584	\$78.42	GLB	22.4932	1 1/2 STORY	\$14,000
\$11,706	\$163,294	\$118,614	1.377	1,536	\$106.31	GLB	12.3944	2 STORY	\$11,200
\$11,200	\$38,800	\$99,412	0.390	888	\$43.69	GLB	86.2441	RANCH	\$11,200
\$11,000	\$70,000	\$110,000	1.000	1,700	\$115.71	GLB	11.0000	RANCH	\$11,000

\$9,202	\$110,798	\$90,888	1.219	1,050	\$105.1	GLB	3.3671	RANCH	\$9,202
\$13,518	\$70,482	\$125,704	0.561	1,050	\$67.15	GLB	69.2038	1 1/2 STORY	\$13,518
\$41,465	\$203,535	\$130,127	1.564	1,224	\$166.29	GLB	31.1395	RANCH	\$41,465
\$13,939	\$129,311	\$86,114	1.502	792	\$163.27	HBB	24.8898	RANCH	\$9,410
\$11,388	\$109,112	\$95,809	1.139	1,040	\$104.92	HBB	11.3884	RANCH	\$8,896
\$18,489	\$151,411	\$83,483	1.814	1,204	\$125.76	HBB	56.0951	1 1/4 STORY	\$17,620
\$17,863	\$140,637	\$99,433	1.414	1,480	\$95.03	HBB	16.1662	1 1/4 STORY	\$16,870
\$10,869	\$4,131	\$25,386	0.163	580	\$7.12	HBB	109.0004	RANCH	\$10,869
\$10,756	\$136,694	\$97,090	1.408	1,020	\$134.01	HBB	15.5176	RANCH	\$10,090
\$18,455	\$56,545	\$86,042	0.657	1,112	\$50.85	HBB	59.5557	RANCH	\$18,455
\$16,071	\$83,929	\$52,118	1.610	656	\$127.94	HBB	35.7637	RANCH	\$16,071
\$12,121	\$67,879	\$56,441	1.203	728	\$93.24	HBB	5.0083	RANCH	\$9,198
\$9,391	\$155,609	\$95,764	1.625	1,052	\$147.92	HBB	37.2191	RANCH	\$9,391
\$9,928	\$115,172	\$77,143	1.493	768	\$149.96	HBB	24.0243	RANCH	\$9,391
\$10,579	\$149,421	\$90,731	1.647	1,000	\$149.42	HBB	39.4121	RANCH	\$9,586
\$9,391	\$88,109	\$73,510	1.199	694	\$126.96	HBB	5.4136	RANCH	\$9,391
\$9,047	\$20,953	\$55,901	0.375	748	\$28.01	HBB	87.7913	RANCH	\$9,047
\$9,047	\$45,453	\$57,538	0.790	748	\$60.77	HBB	46.2763	RANCH	\$9,047
\$10,655	\$149,245	\$87,685	1.702	952	\$156.77	HBB	44.9315	RANCH	\$10,655
\$11,907	\$143,093	\$96,841	1.478	960	\$149.06	HBB	22.4869	RANCH	\$11,144
\$22,841	\$92,059	\$71,163	1.294	900	\$102.29	HBB	4.0910	1 1/2 STORY	\$22,841
\$9,608	\$25,392	\$88,838	-0.286	896	\$28.34	HBB	96.6910	RANCH	\$9,100
\$7,361,684		\$5,692,740			\$108.10		4.0436		

E.C.F. => 1.293 Std. Deviation=> 0.43009303
 Ave. E.C.F. => 1.253 Ave. Variance=> 35.1157 Coefficient of Var=> 28.03119851

Parcel Num'	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Appraisal
261-070-000-010	7635 LAKESHORE	04/08/21	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$57,200	44.51	\$114,429
261-070-000-116-00	7677 HOLIDAY	01/20/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$95,600	32.41	\$221,434
261-070-000-245-00	7353 BLUE WATER BLVD	11/05/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$41,900	27.93	\$86,447
261-070-000-264-00	7328 BLUE WATER BLVD	03/13/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$103,400	32.83	\$246,614
261-070-000-280-00	7412 BLUE WATER BLVD	01/03/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$69,700	29.05	\$139,458
261-070-000-330-10	7395 CARDINAL RD	11/10/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$101,700	28.25	\$225,448
261-070-000-509-10	7451 WOODBINE RD	09/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$70,500	34.39	\$151,879
261-080-001-001-00	7858 SANILAC	09/30/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,100	37.35	\$151,740
261-080-002-002-00	7672 SCHROEDER	11/17/22	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$67,300	34.42	\$156,667
261-080-002-002-00	7672 SCHROEDER	05/19/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,300	39.59	\$148,280
261-080-002-005-00	7662 SCHROEDER	07/30/21	\$168,900	WD	03-ARM'S LENGTH	\$168,900	\$45,000	26.64	\$90,006
261-080-002-024-00	7651 FREIDT	09/08/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$58,200	31.04	\$127,949
261-080-002-024-00	7651 FREIDT	10/12/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$50,900	29.09	\$105,231
261-080-004-021-00	7808 SANILAC	05/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,700	51.21	\$143,376
Totals:						\$2,915,300	\$969,500		\$2,108,958
						Sale. Ratio =>		33.26	
							Std. Dev. =>	6.99	

EC F
Blue Water Beach
Birch Beach

Land + Yard	P ¹⁻² Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$22,824	\$105,676	\$118,968	0.888	1,344	\$78.1	BWB	38.7125	RANCH	\$15,910
\$48,740	\$246,260	\$191,882	1.283	1,754	\$140.40	BWB	0.7991	RANCH	\$48,740
\$17,972	\$132,028	\$88,929	1.485	1,064	\$124.09	BWB	20.9252	RANCH	\$16,564
\$34,155	\$280,845	\$212,459	1.322	1,680	\$167.17	BWB	4.6478	RANCH	\$29,363
\$19,485	\$220,415	\$155,809	1.415	1,580	\$139.50	BWB	13.9247	RANCH	\$17,022
\$31,849	\$328,151	\$215,110	1.526	1,715	\$191.34	BWB	25.0103	MODULAR	\$17,022
\$50,080	\$154,920	\$113,110	1.370	1,080	\$143.44	BWB	9.4240	RANCH	\$50,080
\$26,098	\$158,902	\$139,602	1.138	1,440	\$110.35	BIR	13.7152	RANCH	\$24,284
\$26,121	\$169,379	\$145,051	1.168	1,320	\$128.32	BIR	10.7681	RANCH	\$20,000
\$26,121	\$143,879	\$135,732	1.060	1,320	\$109.00	BIR	21.5380	RANCH	\$20,000
\$21,702	\$147,198	\$88,706	1.659	756	\$194.71	BIR	38.3982	RANCH	\$20,000
\$20,000	\$167,500	\$119,943	1.396	1,216	\$137.75	BIR	12.1092	RANCH	\$20,000
\$20,000	\$155,000	\$110,690	1.400	1,216	\$127.47	BIR	12.4912	RANCH	\$20,000
\$37,523	\$102,477	\$137,471	0.745	1,852	\$55.33	BIR	52.9958	RANCH	\$37,523
\$2,512,630	\$1,973,463	\$1,973,463	1.273		\$131.96		0.2192		
	E.C.F. =>		1.273		Std. Deviation=>	0.25146594			
	Ave. E.C.F. =>		1.275		Ave. Variance=>	19.6757	Coefficient of Var=>	15.42703926	

Unit: 260 - WORTH TOWNSHIP
Rates/Values for Neighborhood RURAL.RURAL ACREAGE, Last Edited: 01/18/2024

2024
Res, Rural Values

Rates for Acreage Table 1: 'RES GRAVEL/PAVED'					
1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000		
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000		
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000		
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000		

Rates for Rate Table 'AG LAND', (Acres)

0-3 ACRES	: 4,100
4-6 ACRES	: 4,100
7-9 ACRES	: 4,100
10-15 ACRES	: 4,100
16-40 ACRES	: 4,100
41-60 ACRES	: 4,100
61 AND UP	: 4,100
ROAD ROW	: 0
UNCLASSIFIED	: 4,100
HOMESTEAD	: 4,000
DRAIN ROW	: 0

2023 Values

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood RURAL.RURAL ACREAGE, Last Edited: 01/25/2023

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

Rates for Rate Table 'AG LAND', (Acres)

0-3 ACRES	: 3,800
4-6 ACRES	: 3,800
7-9 ACRES	: 3,800
10-15 ACRES	: 3,800
16-40 ACRES	: 3,800
41-60 ACRES	: 3,800
61 AND UP	: 3,800
ROAD ROW	: 0
UNCLASSIFIED	: 3,800
HOMESTEAD	: 3,000
DRAIN ROW	: 0

Rural Residential Vacant Land Sales

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>Price Per Acre</u>	
260-012-100-075-05	6/17/2021	\$11,000	2.18	\$5,046	✓
260-012-400-010-00	6/8/2022	\$180,000	40	\$4,500	✓
260-014-300-010-00	1/19/2022	\$45,000	10.33	\$4,356	✓
260-015-300-020-10	11/28/2022	\$43,000	7.83	\$5,492	✓
260-015-300-020-15	12/19/2022	\$35,000	5.94	\$5,892	✓
260-025-200-010-06	7/16/2021	\$23,500	2.931	\$8,018	✓
260-032-400-020-01	5/3/2021	\$26,500	5	\$5,300	✓
Recent Sales					
260-006-400-030-03	07/28/23	\$55,000	10.05	\$5,475	✓
260-015-300-020-08	05/15/23	\$30,000	4.67	\$6,424	✓
260-015-300-020-09	08/03/23	\$33,000	4.54	\$7,269	✓
260-034-400-030-04	07/13/23	\$20,000	5.00	\$4,001	✓
	Avg	\$138,000	24.25	\$5,690	✓
				say~\$5,700	

Historic Sales *reference*

260-001-100-070-00	03/09/21	\$21,000	2.56	\$8,216
260-012-100-075-05	06/17/21	\$11,000	2.18	\$5,046
260-026-200-020-08	02/05/21	\$34,500	10.04	\$3,436
261-031-400-090-04	1/14/2021	\$300,000	97.75	\$3,069
261-031-400-090-03	1/14/2021	\$300,000	97.75	\$3,069
260-001-400-030-00	4/1/2020	\$130,000	29	\$4,483

Waterfront Vacant Land Sales

Parcel#	Date	Sale Price	Eff Front Feet	Price Per FF
				2023 Waterfront Rate-\$3,000
Recent Sale				
261-031-100-080-00	9/3/2021	\$235,000	73.18	\$3,211
261-130-000-009-00	2/24/2021	\$350,000	84.13	\$4,160
Avg Front Foot				\$3,686
				2024 Water Front Rate= \$3,600 ✓
Lakeview				
261-310-000-310-00	6/10/2022	\$115,000	115	\$1,000 ✓





Vacant Lot Sales

Blue Water Beach Sub & Birch Beach Sub Land Sales

(compares with Birch Beach)

Sales within study period

Parcel#	Date	Sale Price	Front Feet	Price Per FF
261-070-000-075-00	10/14/2022	\$14,000	50	\$280
261-070-000-253-00	8/27/2021	\$15,900	50	\$318
261-070-000-272-00	1/27/2023	\$20,000	50	\$400
261-070-000-273-00	5/13/2022	\$23,900	75	\$319
261-070-000-276-00	12/15/2022	\$21,000	50	\$420
261-070-000-315-00	8/12/2021	\$14,500	50	\$290
261-070-000-344-00	6/22/2022	\$45,000	100	\$450
261-070-000-367-10	12/28/2021	\$45,000	150	\$300
261-070-000-433-00	4/18/2023	\$18,500	50	\$370
261-070-000-457-10	10/20/2021	\$25,000	100	\$250
261-070-000-479-00	1/3/2023	\$25,000	100	\$250

\$267,800

825

\$325

2024=\$325/FF ✓

Recent Sales

261-070-000-168-01	7/27/2023	\$14,900	66	\$226
261-070-000-241-00	6/30/2023	\$21,000	50	\$420
261-070-000-247-00	6/30/2023	\$15,000	50	\$300
261-070-000-433-00	4/18/2023	\$18,500	50	\$370
261-070-000-440-01	8/24/2023	\$25,000	75	\$333

\$94,400

291

\$324

Historic Sales

261-070-000-432-00	5/6/2020	\$13,000	50	\$260
261-070-000-185-00	6/10/2020	\$9,800	50	\$196
261-070-000-433-00	6/22/2020	\$14,500	50	\$290
261-070-000-387-00	7/15/2020	\$14,000	50	\$280
261-070-000-427-00	1/6/2021	\$15,000	50	\$300



Lexington Beach, N Subs, Huronia Heights & Great Lakes Beach

	<u>Date of Sale</u>	<u>Sale Price</u>	<u>Front Feet</u>	<u>Price Per FF</u>
Lex Beach				
261-230-000-042-10	10/01/21	\$49,526	270	\$183
261-230-000-061-10	04/09/21	\$18,500	143	\$130
261-230-000-065-00	04/18/22	\$24,000	104	\$230
Avg		\$92,026	517	\$178
GLB				
261-300-001-105-00	08/31/21	\$5,900	40	\$148
261-300-001-871-00	09/09/22	\$4,500	40	\$113
261-300-001-890-10	08/15/22	\$17,500	130	\$135
261-303-004-512-00	07/28/21	\$9,900	96	\$103
261-300-000-659-00	05/12/23	\$13,000	60.0	\$217
261-300-001-812-00	08/09/23	\$15,000	100.0	\$150
261-302-003-423-00	09/15/23	\$12,500	104.9	\$119
261-302-003-517-00	08/15/23	\$11,240	43.1	\$261
Huronia Heights				
261-310-000-156-00	03/20/23	\$17,250	146	\$118
261-310-000-266-00	09/08/22	\$9,000	57	\$158
261-310-000-288-00	06/14/21	\$15,000	65	\$232
261-310-000-393-00	07/16/21	\$10,000	67	\$149
261-310-000-484-00	10/18/21	\$12,900	66	\$195
Recent Huronia Heights				
261-310-000-288-00	12/08/23	\$30,000	60.0	\$500
261-310-000-393-00	08/23/23	\$35,000	60.0	\$583
Avg		\$218,690	1135	\$193
		\$200/FF ✓		Say~\$200/FF ✓
		Huronia Heights		Lex Beach
		GLB		Magnolia Gardens
				N Sub 6&7
				Kipp
				Rockin River
				E Rural 19, 30, 31
				Eden Beach
				Indian Village

2024

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood MSF.MIDDLE SUBS IN 19 & 30, Last Edited: 01/24/2024

Frontages:

Frontage 'A': Description: 'LAKEFRONT' ' FF Rate: 3600
Standard Frontage: 100 Standard Depth : 500
Frontage 'B': Description: 'LAKEVIEW' ' FF Rate: 1000
Standard Frontage: 60 Standard Depth : 250

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

2023

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood MSF.MIDDLE SUBS IN 19\30, Last Edited: 02/01/2023

Frontages:

Frontage 'A': Description: 'LAKEFRONT' ' FF Rate: 3000
 Standard Frontage: 100 Standard Depth : 500
Frontage 'B': Description: 'LAKEVIEW' ' FF Rate: 600
 Standard Frontage: 60 Standard Depth : 250

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

Unit: 260 - WORTH TOWNSHIP

Values for Neighborhood BIR.BIRCH BEACH, Last Edited: 01/18/2024

2024

Frontages:

Frontage 'A':	Description: 'FF VALUE	'	FF Rate: 325
	Standard Frontage: 50		Standard Depth : 200
Frontage 'B':	Description: 'LAKEFRONT	'	FF Rate: 3600
	Standard Frontage: 50		Standard Depth : 200
Frontage 'C':	Description: 'LAKEVIEW	'	FF Rate: 1000
	Standard Frontage: 50		Standard Depth : 200

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

Unit: 260 - WORTH TOWNSHIP
Rates/Values for Neighborhood BIR.BIRCH BEACH, Last Edited: 02/01/2023

2023

Frontages:
Frontage 'A': Description: 'FF VALUE' ' FF Rate: 230
 Standard Frontage: 50 Standard Depth : 200
Frontage 'B': Description: 'LAKEFRONT' ' FF Rate: 3000
 Standard Frontage: 50 Standard Depth : 200
Frontage 'C': Description: 'LAKEVIEW' ' FF Rate: 600
 Standard Frontage: 50 Standard Depth : 200

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood BWB.BLUE WATER BEACH, Last Edited: 01/18/2024

2024

Frontages:

Frontage 'A':	Description: 'FF VALUE	'	FF Rate: 325
	Standard Frontage: 50		Standard Depth : 156
Frontage 'B':	Description: 'LAKEFRONT	'	FF Rate: 3600
	Standard Frontage: 50		Standard Depth : 200
Frontage 'C':	Description: 'FF VALUE	'	FF Rate: 325
	Standard Frontage: 20		Standard Depth : 200
Frontage 'D':	Description: 'LAKEVIEW	'	FF Rate: 1000
	Standard Frontage: 50		Standard Depth : 120

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

2023

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood BWB.BLUE WATER BEACH, Last Edited: 02/01/2023

Frontages:

Frontage 'A':	Description: 'FF VALUE	'	FF Rate: 230
	Standard Frontage: 50		Standard Depth : 156
Frontage 'B':	Description: 'LAKEFRONT	'	FF Rate: 3000
	Standard Frontage: 50		Standard Depth : 200
Frontage 'C':	Description: 'FF VALUE	'	FF Rate: 230
	Standard Frontage: 20		Standard Depth : 200
Frontage 'D':	Description: 'LAKEVIEW	'	FF Rate: 600
	Standard Frontage: 50		Standard Depth : 120

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

Unit: 260 - WORTH TOWNSHIP

Values for Neighborhood HHB.HURONIA HEIGHTS, Last Edited: 01/24/2024

Frontages:

Frontage 'A': Description: 'FF VALUE' ' FF Rate: 200
Standard Frontage: 60 Standard Depth : 100
Frontage 'B': Description: 'LAKEFRONT' ' FF Rate: 3600
Standard Frontage: 50 Standard Depth : 185
Frontage 'C': Description: 'LAKEVIEW' ' FF Rate: 1000
Standard Frontage: 60 Standard Depth : 130

2024

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

2023

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood HHB.HURONIA HEIGHTS, Last Edited: 02/02/2023

Frontages:

Frontage 'A':	Description: 'FF VALUE	'	FF Rate: 145
	Standard Frontage: 60		Standard Depth : 100
Frontage 'B':	Description: 'LAKEFRONT	'	FF Rate: 3000
	Standard Frontage: 50		Standard Depth : 120
Frontage 'C':	Description: 'LAKEVIEW	'	FF Rate: 600
	Standard Frontage: 60		Standard Depth : 130

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood GRL.GREAT LAKES BEACH, Last Edited: 01/18/2024

Frontages:

Frontage 'A': Description: 'FF VALUE' ' FF Rate: 200
Standard Frontage: 60 Standard Depth : 100
Frontage 'B': Description: 'FF VALUE' ' FF Rate: 150
Standard Frontage: 20 Standard Depth : 100
Frontage 'C': Description: 'LAKEVIEW' ' FF Rate: 1000
Standard Frontage: 50 Standard Depth : 100

2024

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

Rates for Rate Table 'AG LAND', (Acres)

PG 1 : 4,100
PG 2 : 4,100
PG 3 : 4,100
PG 4 : 4,100
PG 5 : 4,100
PG 6 : 4,100
PG 7 : 4,100
PG 8 : 4,100
ROW\WASTE : 0
LW\WT\SWP\RAV : 300
DWG\BLDG SITE : 4,000
ORCHARD : 3,000
CTOV\PSTE\BRS : 500
DCH\RV\DRN\PD : 100
RR : 0
TIMBER : 2,000

2023

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood GRL.GREAT LAKES BEACH, Last Edited: 02/02/2023

Frontages:

Frontage 'A':	Description: 'FF VALUE	'	FF Rate: 145
	Standard Frontage: 60		Standard Depth : 100
Frontage 'B':	Description: 'FF VALUE	'	FF Rate: 145
	Standard Frontage: 20		Standard Depth : 100
Frontage 'C':	Description: 'LAKEVIEW	'	FF Rate: 600
	Standard Frontage: 50		Standard Depth : 100

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

Rates for Rate Table 'AG LAND', (Acres)

PG 1	: 4,100
PG 2	: 4,100
PG 3	: 4,100
PG 4	: 4,100
PG 5	: 4,100
PG 6	: 4,100
PG 7	: 4,100
PG 8	: 4,100
ROW\WASTE	: 0
LW\WT\SWP\RAV	: 300
DWG\BLDG SITE	: 3,100
ORCHARD	: 3,000
CTOV\PSTE\BRS	: 500
DCH\RV\DRN\PD	: 100
RR	: 0
TIMBER	: 2,000

Unit: 260 - WORTH TOWNSHIP

Values for Neighborhood INDVI.INDIAN VILLAGE SUB, Last Edited: 01/18/2024

2024

Frontages:

Frontage 'A': Description: 'FF VALUE' ' FF Rate: 180
Standard Frontage: 87 Standard Depth : 200

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

Unit: 260 - WORTH TOWNSHIP
Rates/Values for Neighborhood INDVI.INDIAN VILLAGE SUB, Last Edited: 02/02/2023

2023

Frontages:

Frontage 'A':	Description: 'FF VALUE	FF Rate: 145
	Standard Frontage: 87	Standard Depth : 199

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood ERU.EAST RURAL 19 30 31, Last Edited: 01/24/2024

2024

Frontages:

Frontage 'A': Description: 'FF VALUE' ' FF Rate: 180
Standard Frontage: 300 Standard Depth : 400

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

Rates for Rate Table 'AG LAND', (Acres)

0-3 ACRES	: 4,100
4-6 ACRES	: 4,100
7-9 ACRES	: 4,100
10-15 ACRES	: 4,100
16-40 ACRES	: 4,100
41-60 ACRES	: 4,100
61 AND UP	: 4,100

2023

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood ERU.EAST RURAL FRAC 19 30 31, Last Edited: 02/02/2023

Frontages:

Frontage 'A': Description: 'FF VALUE' FF Rate: 145
 Standard Frontage: 300 Standard Depth : 400

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

Rates for Rate Table 'AG LAND', (Acres)

0-3 ACRES	: 4,100
4-6 ACRES	: 4,100
7-9 ACRES	: 4,100
10-15 ACRES	: 4,100
16-40 ACRES	: 4,100
41-60 ACRES	: 4,100
61 AND UP	: 4,100

2024

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood KIPP.KIPP SUB (SEC 3-CEN), Last Edited: 01/17/2024

Frontages:

Frontage 'A': Description: 'FF VALUE' ' FF Rate: 180
Standard Frontage: 165 Standard Depth : 626

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

2023

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood KIPP.KIPP SUB (SEC 3-CEN), Last Edited: 02/02/2023

Frontages:

Frontage 'A':	Description: 'FF VALUE	FF Rate: 145
	Standard Frontage: 165	Standard Depth : 626

2024

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood LB.LEXINGTON BEACH, Last Edited: 01/17/2024

Frontages:

Frontage 'A': Description: 'FF VALUE' ' FF Rate: 180
 Standard Frontage: 80 Standard Depth : 124
Frontage 'B': Description: 'LAKEFRONT' ' FF Rate: 3600
 Standard Frontage: 60 Standard Depth : 169

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

2023

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood LB.LEXINGTON BEACH, Last Edited: 02/02/2023

Frontages:

Frontage 'A':	Description: 'FF VALUE	'	FF Rate: 145
	Standard Frontage: 80		Standard Depth : 124
Frontage 'B':	Description: 'LAKEFRONT	'	FF Rate: 3000
	Standard Frontage: 60		Standard Depth : 169

2024

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood MAG.MAGNOLIA GARDENS, Last Edited: 01/17/2024

Frontages:

Frontage 'A':	Description: 'FF VALUE'	'	FF Rate: 180
	Standard Frontage: 66		Standard Depth : 120
Frontage 'B':	Description: 'LRG LOTS'	'	FF Rate: 180
	Standard Frontage: 124		Standard Depth : 240

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

2023

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood MAG.MAGNOLIA GARDENS, Last Edited: 02/02/2023

Frontages:

Frontage 'A': Description: 'FF VALUE	'	FF Rate: 145
Standard Frontage: 66		Standard Depth : 120
Frontage 'B': Description: 'LRG LOTS	'	FF Rate: 145
Standard Frontage: 124		Standard Depth : 240

2024

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood NSUB.NORTH SUBS 6 & 7, Last Edited: 01/24/2024

Frontages:

Frontage 'A':	Description: 'LAKEFRONT'	'	FF Rate: 3600
	Standard Frontage: 50		Standard Depth : 1400
Frontage 'B':	Description: 'FF VALUE'	'	FF Rate: 180
	Standard Frontage: 100		Standard Depth : 124
Frontage 'C':	Description: 'FF VALUE'	'	FF Rate: 180
	Standard Frontage: 0		Standard Depth : 1000

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

Unit: 260 - WORTH TOWNSHIP
Rates/Values for Neighborhood NSUB.NORTH SUBS-FRAC 6 & 7, Last Edited: 02/02/2023

2023

Frontages:

Frontage 'A': Description: 'LAKEFRONT' ' FF Rate: 3000
 Standard Frontage: 50 Standard Depth : 1400
Frontage 'B': Description: 'FF VALUE' ' FF Rate: 145
 Standard Frontage: 100 Standard Depth : 124
Frontage 'C': Description: 'FF VALUE' ' FF Rate: 145
 Standard Frontage: 0 Standard Depth : 1000

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

2024

Unit: 260 - WORTH TOWNSHIP

s/Values for Neighborhood RR.ROCKIN RIVER, Last Edited: 01/17/2024

Frontages:

Frontage 'A': Description: 'LOT' ' FF Rate: 180
Standard Frontage: 100 Standard Depth : 295

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

2023

Unit: 260 - WORTH TOWNSHIP
Rates/Values for Neighborhood RR.ROCKIN RIVER, Last Edited: 02/02/2023

Frontage 'A': Description: 'LOT' FF Rate: 145
Standard Frontage: 100 Standard Depth : 295

Unit: 260 - WORTH TOWNSHIP

Values for Neighborhood SBF.SOUTH SUBS-31 & EDEN BEACH, Last Edited: 01/24/2024

2024

Frontages:

Frontage 'A':	Description: 'FF VALUE	'	FF Rate: 180
	Standard Frontage: 40		Standard Depth : 115
Frontage 'B':	Description: 'LAKEFRONT	'	FF Rate: 3600
	Standard Frontage: 40		Standard Depth : 600
Frontage 'C':	Description: 'EDEN BEACH	'	FF Rate: 180
	Standard Frontage: 40		Standard Depth : 115

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood SBF.SOUTH SUBS-FRAC 31 & EDEN BEACH, Last Edited: 02/02/2023

2023

Frontages:

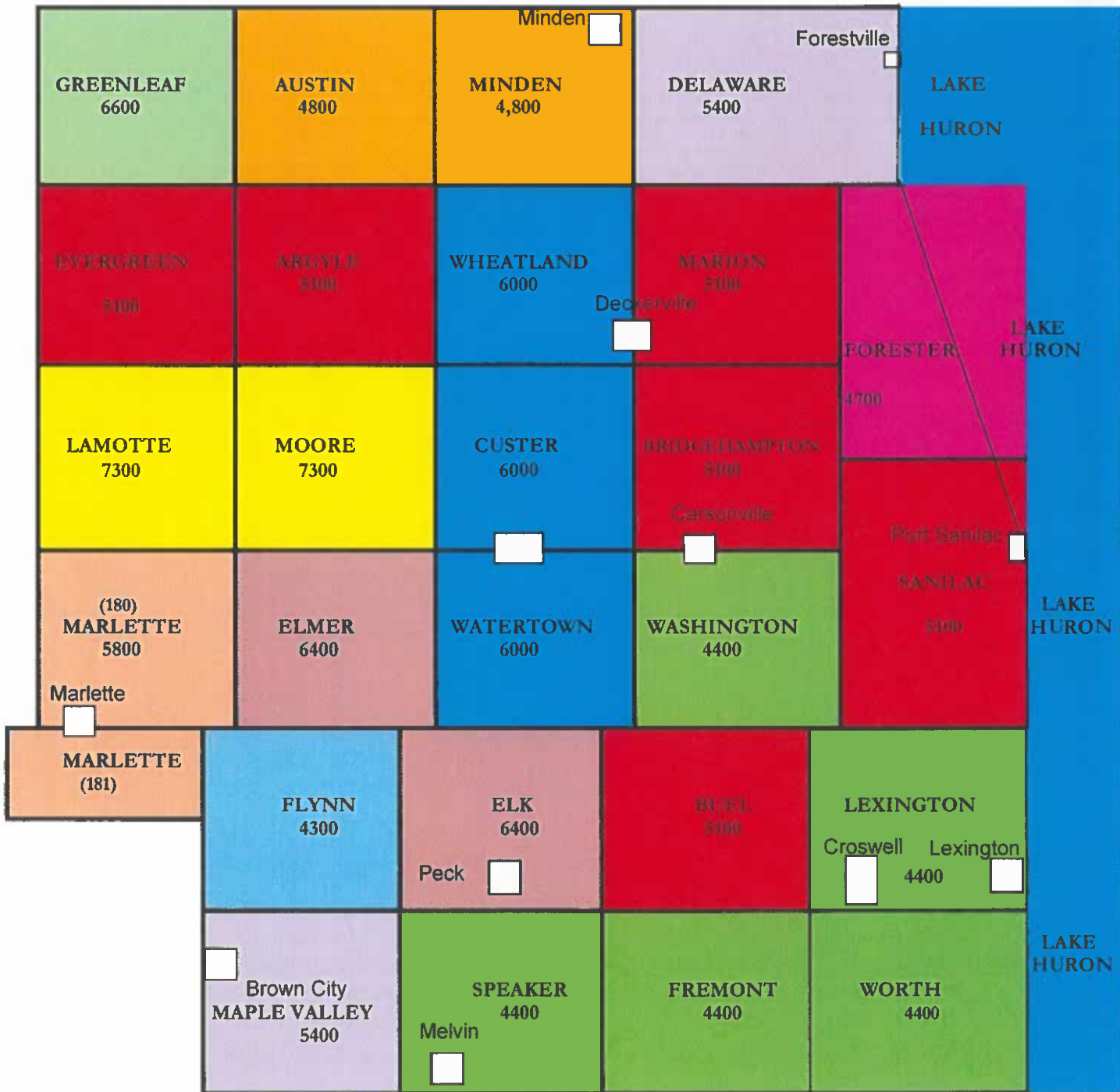
Frontage 'A':	Description: 'FF VALUE	'	FF Rate: 145
	Standard Frontage: 40		Standard Depth : 115
Frontage 'B':	Description: 'LAKEFRONT	'	FF Rate: 3000
	Standard Frontage: 40		Standard Depth : 600
Frontage 'C':	Description: 'EDEN BEACH	'	FF Rate: 145
	Standard Frontage: 40		Standard Depth : 115

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

County Ag. Land Map
Reference only

2023 AGRICULTURAL LAND VALUE MAP FOR 2024 EQUALIZATION



Ag Vacant Land Sales

<u>Parcel #</u>	<u>Date of Sale</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>Price Per Acre</u>
260-023-400-010-06	2/1/2023	\$80,000	17.78	\$4,499
260-015-300-010-02	9/1/2021	\$280,000	70	\$4,000
260-016-400-010-01	9/1/2021	\$140,000	35	\$4,000
260-022-200-010-00	9/1/2021	\$253,000	60	\$4,217
260-022-200-020-00	9/1/2021	\$207,000	55	\$3,764
			2 yr Avg	\$4,096

Recent Sales

260-033-200-020-00	6/23/2023	\$200,000	40.5	\$4,938
260-022-400-010-04	10/4/2023	\$72,500	17.41	\$4,164
			Avg	\$4,551

Historic Sales-Reference

260-027-100-020-00	4/18/2019	\$235,000	78	\$3,013
260-016-400-010-01	9/24/2019	\$1,460,000	320	\$4,563
*016-300-080-00				
*015-300-010-02				
*023-100-010-00				
2-200-020-00				
260-025-300-020-00	12/4/2020	\$500,000	99.75	\$5,013
*026-400-020-02				
260-018-200-010-02	9/21/2020	\$155,000	34.96	\$4,434

*other parcels included in sale

Avg \$4,255

2024 Ag Rate=\$4,100/Acre ✓

2024
AG. Kate

Unit: 260 - WORTH TOWNSHIP

Prices/Values for Neighborhood RURAL.RURAL ACREAGE, Last Edited: 01/18/2024

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,700	3 Acre: 17,100	10 Acre: 50,000	30 Acre: 120,000
1.5 Acre: 8,550	4 Acre: 22,800	15 Acre: 60,000	40 Acre: 160,000
2 Acre: 11,400	5 Acre: 30,000	20 Acre: 80,000	50 Acre: 200,000
2.5 Acre: 14,250	7 Acre: 38,000	25 Acre: 100,000	100 Acre: 350,000

Rates for Rate Table 'AG LAND', (Acres)

0-3 ACRES	: 4,100
4-6 ACRES	: 4,100
7-9 ACRES	: 4,100
10-15 ACRES	: 4,100
16-40 ACRES	: 4,100
41-60 ACRES	: 4,100
61 AND UP	: 4,100
ROAD ROW	: 0
UNCLASSIFIED	: 4,100
HOMESTEAD	: 4,000
DRAIN ROW	: 0

2023 Ag. Rate

Unit: 260 - WORTH TOWNSHIP

Values for Neighborhood RURAL.RURAL ACREAGE, Last Edited: 01/25/2023

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 5,000	3 Acre: 15,000	10 Acre: 45,000	30 Acre: 100,000
1.5 Acre: 7,500	4 Acre: 20,000	15 Acre: 60,000	40 Acre: 130,000
2 Acre: 10,000	5 Acre: 25,000	20 Acre: 70,000	50 Acre: 160,000
2.5 Acre: 12,500	7 Acre: 38,000	25 Acre: 85,000	100 Acre: 275,000

Rates for Rate Table 'AG LAND', (Acres)

0-3 ACRES	: 3,800
4-6 ACRES	: 3,800
7-9 ACRES	: 3,800
10-15 ACRES	: 3,800
16-40 ACRES	: 3,800
41-60 ACRES	: 3,800
61 AND UP	: 3,800
ROAD ROW	: 0
UNCLASSIFIED	: 3,800
HOMESTEAD	: 3,000
DRAIN ROW	: 0

ECONOMIC CONDITION FACTOR DETERMINATION FOR AGRICULTURAL HOMES
 SANILAC COUNTY 2023 FOR 2024 STUDY

PARCEL NUMBER	OWNER	SALE DATE	SALE PRICE	LAND VALUE	LAND IMPS	BLDG RESIDUAL	BLDG BSA	INDICATED ECF
020-034-100-030-00	RUTKOWSKI	5/26/2022	\$ 237,000	\$ 42,900		\$ 194,100	\$ 276,380	0.702
040-026-200-040-00	HELLER	9/9/2022	\$ 155,000	\$ 26,537	\$ 10,768	\$ 117,695	\$ 127,452	0.923
050-034-100-030-00	JACOB	7/5/2022	\$ 142,000	\$ 3,530	\$ 19,130	\$ 119,340	\$ 133,962	0.891
070-032-400-010-02	DOMER	11/14/2022	\$ 265,000	\$ 61,574		\$ 203,426	\$ 270,666	0.752
090-006-400-010-01	VANCE	8/9/2022	\$ 188,000	\$ 6,764	\$ 1,778	\$ 179,458	\$ 198,200	0.905
120-030-200-060-00	MILLER	1/10/2023	\$ 207,000	\$ 24,114	\$ 2,306	\$ 180,580	\$ 232,047	0.778
140-028-200-030-00	SHAW	11/8/2022	\$ 195,000	\$ 14,553		\$ 180,447	\$ 162,210	1.112
170-035-100-090-10	THEOBALD	1/4/2023	\$ 215,000	\$ 14,391	\$ 2,511	\$ 198,098	\$ 168,274	1.177
180-036-400-010-04	HACKEL/REDMAN	4/28/2022	\$ 150,000	\$ 13,000		\$ 137,000	\$ 196,732	0.698
210-032-200-050-10	PATTEE	10/26/2022	\$ 218,000	\$ 12,162		\$ 205,838	\$ 241,405	0.853
220-031-100-040-00	WALDORPH	4/22/2022	\$ 190,000	\$ 94,084		\$ 95,916	\$ 158,681	0.604
230-012-100-010-10	WALDEN	7/7/2022	\$ 210,000	\$ 28,465		\$ 181,535	\$ 162,282	1.119
240-008-100-250-00	DIAMOND	12/9/2022	\$ 70,000	\$ 10,560	\$ 2,230	\$ 57,210	\$ 94,849	0.603
260-034-300-010-00	SAAD	9/28/2022	\$ 475,000	\$ 201,400		\$ 273,600	\$ 246,678	1.109

INDICATED ECONOMIC CONDITION FACTOR: \$ 2,324,243 \$ 2,669,818 0.871

MEDIAN ECF 0.872 AVG ECF: 0.873

FINAL ECF: 0.871

County Ag. Study Ref

Twp. Ag. Study
ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
260-006-200-020-05	6163 CRIBBINS	08/08/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$146,700	57.53	\$322,480
260-020-300-070-00	7791 BLACK RIVER RD	05/19/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$100,700	31.97	\$215,913
260-034-300-010-00	8761 WILDCAT	09/28/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$176,700	37.20	\$369,923
Totals:						\$1,045,000	\$424,100		\$908,316
							Sale. Ratio =>	40.58	
							Std. Dev. =>	13.50	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$61,500	\$193,500	\$372,829	0.519	2,117	\$91.40	AG	45.3959	RANCH	\$61,500
\$82,000	\$233,000	\$191,304	1.218	1,152	\$202.26	AG	24.4991	RANCH	\$82,000
\$217,300	\$257,700	\$218,033	1.182	1,733	\$148.70	AG	20.8968	2 STORY	\$217,300
\$684,200	\$782,166				\$147.45		9.8213		
	E.C.F. =>		0.875	<i>say ~ .9</i>	Std. Deviation=>	0.3935522			
	Ave. E.C.F. =>		0.973		Ave. Variance=>	30.2639	Coefficient of Var=>	31.10486747	

Appr. by Eq.	Land Table	Property Class
No	RURAL ACREAGE	101
No	RURAL ACREAGE	101
No	RURAL ACREAGE	101

Twp. Commercial Study
ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
261-030-400-010-01	8032 LAKESHORE	01/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$0	0.00	\$220,040
261-300-001-518-10	7285 LAKESHORE	09/26/22	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$88,200	46.06	\$196,168
261-300-001-882-00	7265 LAKESHORE	03/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$0	0.00	\$170,654
261-302-002-951-00	7065 LAKESHORE	05/12/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,000	77.50	\$61,916
261-303-004-182-00	6894 LAKESHORE	07/19/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$41,100	70.86	\$82,204
Totals:						\$699,500	\$160,300		\$730,982
							Sale. Ratio =>	22.92	
							Std. Dev. =>	37.38	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$111,384	\$138,616	\$162,173	0.855	3,160	\$43.87	COM	21.6124		\$104,904
\$48,305	\$143,195	\$219,689	0.652	2,566	\$55.80	COM	1.3192	RANCH	\$48,000
\$42,090	\$117,910	\$128,564	0.917	1,014	\$116.28	COM	27.8514	RANCH	\$35,000
\$31,050	\$8,950	\$33,140	0.270	833	\$10.74	COM	36.8551	RANCH	\$29,240
\$30,026	\$27,974	\$56,022	0.499	1,032	\$27.11	COM	13.9280	RANCH	\$29,086

\$599,588

\$50.76

E.C.F. => 0.728

Std. Deviation=> 0.2644253

Ave. E.C.F. => 0.639

Ave. Variance=> 20.3132 Coefficient of Var=> 31.80821376

8.9625

Land Table	Property Class	Building	Depr.	Site Characteristics
COMMERCIAL	201		0	
COMMERCIAL	201		86	
COMMERCIAL	201		83	
COMMERCIAL	201		34	
COMMERCIAL	201		48	

Commercial Land Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
261-302-002-951-00	7065 LAKESHORE	05/12/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,000	77.50
170-003-400-020-00	3995 MILLS	03/09/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$0	0.00
171-030-300-190-00	2109 BLACK RIVER	07/20/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,800	45.52
261-303-004-182-00	6894 LAKESHORE	07/19/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$41,100	70.86
Totals:						\$253,000	\$119,900	
						Sale. Ratio =>		47.39
						Std. Dev. =>		35.13

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$61,916	\$7,324	\$29,240	97.5	95.0	0.22	0.22	\$75	\$33,596
\$61,514	\$5,003	\$16,517	181.5	295.0	1.23	1.23	\$28	\$4,071
\$93,771	\$17,326	\$6,097	67.0	260.0	0.40	0.40	\$259	\$43,315
\$82,204	\$4,882	\$29,086	97.0	94.0	0.22	0.22	\$50	\$22,602
\$299,405	\$34,535	\$80,940	442.9		2.06	2.06		
	Average				Average			
	per FF=>		\$78		per Net Acre=>	16,732.07		Average
								per SqFt=>

Say \$17,000/Acre

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
\$0.77	100.00	COM		COMMERCIAL	201
\$0.09	181.50	201	1552-242	170 COMMERCIAL	201
\$0.99	67.00	201	1492-368		201
\$0.52	100.00	COM	1492/23	COMMERCIAL	201

\$0.38

Commercial Land Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
261-030-400-010-01	8032 LAKESHORE	09/22/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$116,300	34.21
261-030-400-010-01	8032 LAKESHORE	01/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$0	0.00
261-190-000-010-00	6217 LAKESHORE	03/17/22	\$250,000	MLC	04-BUYERS INTEREST	\$250,000	\$84,400	33.76
261-230-000-001-00	6489 LAKESHORE	12/09/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$31,900	37.98
261-300-001-518-10	7285 LAKESHORE	09/26/22	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$88,200	46.06
261-300-001-882-00	7265 LAKESHORE	03/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$0	0.00
261-302-002-951-00	7065 LAKESHORE	05/12/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,000	77.50
261-303-004-182-00	6894 LAKESHORE	07/19/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$41,100	70.86
261-310-000-138-00	7419 LAKESHORE	08/12/22	\$129,900	MLC	04-BUYERS INTEREST	\$129,900	\$61,000	46.96
Totals:						\$1,503,400	\$453,900	
						Sale. Ratio =>		30.19
						Std. Dev. =>		26.70

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$266,454	\$195,934	\$122,388	437.1	356.5	1.70	1.81	\$448	\$115,527	\$2.65
\$220,040	\$134,864	\$104,904	437.1	356.5	1.70	1.81	\$309	\$79,519	\$1.83
\$164,390	\$158,198	\$72,588	242.0	84.0	0.51	0.51	\$654	\$310,802	\$7.14
\$63,730	\$53,992	\$33,722	112.4	140.0	0.31	0.31	\$480	\$177,023	\$4.06
\$196,168	\$43,332	\$48,000	160.0	100.0	0.37	0.37	\$271	\$118,071	\$2.71
\$170,654	\$24,346	\$35,000	100.0	100.0	0.23	0.23	\$243	\$105,852	\$2.43
\$61,916	\$7,324	\$29,240	97.5	95.0	0.22	0.22	\$75	\$33,596	\$0.77
\$82,204	\$4,882	\$29,086	97.0	94.0	0.22	0.22	\$50	\$22,602	\$0.52
\$133,058	\$38,689	\$41,847	139.5	110.0	0.34	0.34	\$277	\$115,146	\$2.64
\$1,358,614	\$661,561	\$516,775	1,822.5		5.57	5.80			
	Average				Average		Average		
	per FF=>		\$363		per Net Acre=>	118,708.24		per SqFt=>	\$2.73

Say ~\$350/FF

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
252.25	COM 1568/493	COMMERCIAL	201	A-FF VALUE	
252.25	COM 1547/13	COMMERCIAL	201	A-FF VALUE	
264.00	COM 1527/456	COMMERCIAL	201	A-FF VALUE	
95.00	NSF 1509/840	COMMERCIAL	201	A-FF VALUE	
160.00	COM 1538/400	COMMERCIAL	201	A-FF VALUE	
100.00	COM 1555/696	COMMERCIAL	201	A-FF VALUE	
100.00	COM	COMMERCIAL	201	A-FF VALUE	
100.00	COM 1492/23	COMMERCIAL	201	A-FF VALUE	
133.00	COM 1535/7	COMMERCIAL	201	A-FF VALUE	

*2023 Commercial
Land*

Unit: 260 - WORTH TOWNSHIP

Rates/Values for Neighborhood COM.COMMERCIAL, Last Edited: 02/01/2023

Frontages:

Frontage 'A': Description: 'A-FF VALUE' ' FF Rate: 350
 Standard Frontage: 60 Standard Depth : 100
Frontage 'B': Description: 'LAKEFRONT' ' FF Rate: 3000
 Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'RES GRAVEL/PAVED'

1 Acre: 20,000	3 Acre: 60,000	10 Acre: 125,000	30 Acre: 240,000
1.5 Acre: 30,000	4 Acre: 75,000	15 Acre: 140,000	40 Acre: 260,000
2 Acre: 40,000	5 Acre: 90,000	20 Acre: 180,000	50 Acre: 280,000
2.5 Acre: 50,000	7 Acre: 110,000	25 Acre: 210,000	100 Acre: 300,000

*** ** Statistics for this group (4 in sample) *** **

Statistical Mean= 48.677 Median= 48.497 Maximum= 50.445 Minimum= 47.270

*** ** Statistics about Mean *** **

Normalized Average Deviation	=	0.01941	(Coefficient of Dispersion)
Average Squared Deviation	=	1.78347	(Variance)
Square Root of Squared Deviation	=	1.33547	(Standard Deviation)
Normalized Standard Deviation	=	0.02744	(Covariance)
2 Standard Deviation Range (Low)	=	46.00618	(High) = 51.34805

*** ** Statistics about Median *** **

Normalized Average Deviation	=	0.01948	(Coefficient of Dispersion)
Average Squared Deviation	=	1.82684	(Variance)
Square Root of Squared Deviation	=	1.35160	(Standard Deviation)
Normalized Standard Deviation	=	0.02787	(Covariance)
2 Standard Deviation Range (Low)	=	45.79356	(High) = 51.19998

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

Industrial ECF

No Township Sales

Must go outside of Township

	Parcel #	County	Sale Date	Sale Price	Acres	Land Value	Building Residual	Building Sq Ft	Cost New-Dep Bldgs	ECF
#1	200-017-300-270-00	Sanilac	10/18/2019	\$80,000	1.11	15,159	64,205	4,352	91,518	0.70
#2	300-017-200-010-07	Sanilac	4/22/2021	\$45,000	0.48	10,500	34,500	1,344	48,145	0.72
#3	330-004-300-530-00	Sanilac	9/30/2020	\$40,000	1.46	15,297	24,073	10,014	153,609	0.16
			Total			122,778			293,272	0.42

Say ~0.40

Twp Industrial Study ECF

Industrial Land Study

Industrial Land-Vacant Sales

Historical sales IN Worth Twp

<u>Parcel#</u>	<u>Sales Date</u>	<u>Sales Price</u>	<u>Front Feet</u>	<u>Acres</u>	<u>Price Per Front Foot</u>	<u>Price Per Acre</u>
260-012-100-040-00	1/28/2014	\$40,000	165	5	\$242	\$8,000
260-031-100-010-00	11/30/2016	\$462,000	total	135.5		\$3,410
*also 260-031-100-020-00				95.5		
*also 260-031-100-030-00				36		
				4		
Outside of Twp						
310-140-200-050-04	1/17/2020	\$190,000	862	3.94	\$220	\$5,556
171-030-300-100-10	5/3/2017	\$40,000		7.2		\$4,975
330-004-300-260-00	5/1/2019	\$40,000		8.04		
310-160-200-030-05	10/21/2021	\$11,705	66	0.33	\$177	\$5,265

Say~ \$200/FF ✓

Say ~\$5,300/Acre ✓

