

Edwards twp 2026 IND ECF

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.	Floor Area
003-001-013-00	3350 RAU ROAD	01/01/24	\$539,007	WD	03-ARMS LENGTH	\$539,007	\$194,600	35.55	\$315,994	\$71,375	\$467,632	\$500,881	0.934	22,883
003-012-006-60	3941 M-30	01/01/24	\$300,936	WD	03-ARMS LENGTH	\$300,936	\$74,000	24.59	\$278,211	\$198,975	\$101,961	\$103,370	0.986	3,984
003-012-009-00	3977 M-30	01/01/24	\$239,148	WD	03-ARMS LENGTH	\$239,148	\$132,600	55.45	\$237,081	\$63,338	\$175,810	\$180,053	0.976	7,376
Totals:			\$1,079,091			\$1,079,091	\$398,200		\$831,286		\$745,403	\$784,305		
2025 was .450														
Sale. Ratio =>													36.90	
Std. Dev. =>													15.64	
2026 USE:													E.C.F. =>	0.950
													Ave. E.C.F. =>	0.965

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
003-002-010-25	3411 GREEN ROAD	08/18/23	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$47,400	39.50	\$134,554	(\$6,594)	\$8,000
003-003-002-26	3133 POINTER RD	04/05/23	\$169,500	WD	03-ARMS LENGTH	\$169,500	\$32,696	19.29	\$68,790	\$108,946	\$8,286
003-004-015-46	3460 WINTERBROOK CIRCLE	01/03/25	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$105,800	50.38	\$255,158	(\$28,935)	\$16,223
003-004-016-10	4646 RAU RD	02/27/24	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$143,800	53.26	\$396,106	(\$105,206)	\$20,900
003-008-001-18	3660 STILLWAGON ROAD	08/25/23	\$194,500	WD	03-ARMS LENGTH	\$194,500	\$71,400	36.71	\$241,113	(\$27,698)	\$18,915
003-008-005-00	5377 RAU ROAD	02/02/24	\$300,000	PTA	03-ARMS LENGTH	\$300,000	\$71,900	23.97	\$190,272	\$186,848	\$77,120
003-008-007-20	5080 LEHMAN ROAD	10/24/24	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$132,700	41.47	\$307,708	\$62,642	\$50,350
003-009-004-40	4831 RAU	09/21/24	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$124,200	65.37	\$287,932	(\$77,002)	\$20,930
003-009-006-10	3868 SCENIC HILL DR.	08/16/23	\$401,000	WD	03-ARMS LENGTH	\$401,000	\$161,100	40.17	\$447,112	(\$15,525)	\$30,587
003-009-006-13	3900 M-30	05/05/23	\$20,000	WD	03-ARMS LENGTH	\$20,000	\$6,100	30.50	\$20,120	(\$66,539)	\$20,405
003-012-006-10	3372 LEHMAN ROAD	07/07/23	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$5,000	3.45	\$221,008	(\$64,653)	\$11,355
003-012-006-30	3396 LEHMAN ROAD	05/17/24	\$206,000	WD	03-ARMS LENGTH	\$206,000	\$114,100	55.39	\$275,254	(\$54,254)	\$15,000
003-013-019-00	4081 M-30	08/11/23	\$32,000	WD	03-ARMS LENGTH	\$32,000	\$21,500	76.79	\$60,905	(\$31,305)	\$1,600
003-018-009-10	5556 DIEBOLD RANCH ROAD	02/19/25	\$1,250	WD	03-ARMS LENGTH	\$1,250	\$16,200	1.44	\$114,800	\$1,125,000	\$2,400
003-018-009-20	5556 DIEBOLD RANCH ROAD	04/21/23	\$320,000	WD	19-MULTI PARCEL ARMS LENGTH	\$320,000	\$100,600	31.44	\$288,107	\$91,004	\$10,670
003-018-009-30	5556 DIEBOLD RANCH ROAD	04/21/23	\$320,000	WD	19-MULTI PARCEL ARMS LENGTH	\$320,000	\$100,600	31.44	\$288,107	\$91,004	\$10,670
003-025-004-00	3150 GREENWOOD ROAD	07/31/24	\$22,389	WD	03-ARMS LENGTH	\$22,389	\$50,500	225.56	\$16,500	\$22,389	\$16,500
003-025-017-20	5237 M-30	05/19/23	\$161,050	WD	03-ARMS LENGTH	\$161,050	\$82,100	50.98	\$223,994	(\$48,106)	\$14,838
003-026-021-00	3646 W GREENWOOD RD	12/01/23	\$857,024	LC	19-MULTI PARCEL ARMS LENGTH	\$857,024	\$219,200	25.58	\$917,767	\$857,024	\$615,955
003-027-011-00		12/11/23	\$857,024	LC	19-MULTI PARCEL ARMS LENGTH	\$857,024	\$36,300	25.93	\$95,521	\$54,249	\$9,770
003-029-001-10	5480 STILLWAGON	03/25/25	\$52,621	WD	03-ARMS LENGTH	\$52,621	\$31,300	59.48	\$67,127	\$26,300	\$615,955
003-029-009-16	5480 STILLWAGON	09/27/23	\$13,000	WD	03-ARMS LENGTH	\$13,000	\$219,200	25.58	\$919,587	\$857,024	\$14,806
003-031-007-00		10/14/24	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$54,700	54.70	\$114,120	\$100,000	\$114,120
003-032-007-00		01/01/24	\$148,505	WD	03-ARMS LENGTH	\$148,505	\$62,800	42.29	\$145,875	\$66,038	\$93,408
003-033-002-20		04/09/24	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$0	0.00	\$198,635	\$209,285	\$192,920
003-033-006-10	5671 STILLWAGON ROAD	12/20/23	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$34,500	46.00	\$97,912	\$19,487	\$12,389
003-033-008-70		09/20/24	\$60,000	LC	03-ARMS LENGTH	\$60,000	\$19,400	32.33	\$37,713	\$60,000	\$35,813
003-034-001-00		08/24/23	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$9,300	37.20	\$21,618	\$25,000	\$21,618
003-034-012-10		12/11/23	\$857,024	LC	19-ARMS LENGTH	\$857,024	\$219,200	25.58	\$841,267	\$857,024	\$615,955
003-034-013-00		07/20/24	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$52,700	45.83	\$136,500	\$115,000	\$136,500
003-035-010-10	4354 LAKESHORE DRIVE	12/11/23	\$857,024	LC	19-MULTI PARCEL ARMS LENGTH	\$857,024	\$219,200	25.58	\$922,492	\$857,024	\$615,955
003-140-009-00	5520 PATTERSON STREET	03/26/24	\$2,000	WD	03-ARMS LENGTH	\$2,000	\$4,500	225.00	\$10,039	\$2,000	\$7,600
003-140-021-00		06/28/24	\$119,000	WD	19-MULTI PARCEL ARMS LENGTH	\$119,000	\$52,400	44.03	\$120,891	\$29,683	\$32,874
003-180-001-00	5588 WESTBROOK	10/18/24	\$150,000	WD	19-MULTI PARCEL ARMS LENGTH	\$150,000	\$91,700	61.13	\$229,779	(\$29,091)	\$39,600
003-180-035-00	5588 WESTBROOK	04/22/24	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$39,400	49.25	\$92,642	\$23,358	\$36,000
003-180-040-00	5588 GREENWOOD ROAD	10/18/24	\$150,000	WD	19-MULTI PARCEL ARMS LENGTH	\$150,000	\$91,700	61.13	\$216,579	(\$29,091)	\$39,600
003-180-052-00		08/14/23	\$49,200	WD	03-ARMS LENGTH	\$48,800	\$17,200	35.25	\$43,044	\$19,156	\$19,156
003-180-060-00	5348 GREENWOOD ROAD	07/24/24	\$55,000	WD	19-MULTI PARCEL ARMS LENGTH	\$55,000	\$57,400	104.36	\$133,931	(\$37,731)	\$41,200
003-180-070-00		09/06/24	\$62,500	WD	03-ARMS LENGTH	\$62,500	\$70,700	113.12	\$170,213	(\$90,693)	\$17,020
003-180-081-00		07/24/24	\$55,000	WD	19-MULTI PARCEL ARMS LENGTH	\$55,000	\$57,400	104.36	\$133,931	(\$37,731)	\$41,200
003-180-103-00		10/20/23	\$107,000	WD	03-ARMS LENGTH	\$107,000	\$55,900	52.24	\$149,323	(\$37,073)	\$5,250

003-240-005-00	3039 LAKESIDE DRIVE	09/20/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$105,900	34.72	\$255,829	\$70,250	\$71,079
003-240-009-00	3061 LAKEIDE DRIVE	02/13/25	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$87,100	26.39	\$206,280	\$141,541	\$17,821
003-240-010-00	3062 LAKEIDE DRIVE	04/25/24	\$141,000	WD	03-ARMS LENGTH	\$141,000	\$60,400	42.84	\$145,707	\$2,874	\$7,581
003-240-011-00		05/24/24	\$159,000	WD	19-MULTI PARCEL ARMS LENGTH	\$159,000	\$92,000	57.86	\$218,893	(\$27,772)	\$3,730
003-242-035-00		03/13/24	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$66,300	37.89	\$180,211	\$26,501	\$4,640
003-242-039-00	3095 LEHMAN ROAD	01/31/25	\$143,000	WD	03-ARMS LENGTH	\$143,000	\$55,000	38.46	\$130,994	\$32,022	\$20,016
003-300-009-00		10/06/23	\$232,000	WD	19-MULTI PARCEL ARMS LENGTH	\$232,000	\$97,200	41.90	\$273,918	\$10,682	\$0,000
003-360-019-00	4654 OAK STREET	02/25/25	\$221,500	WD	03-ARMS LENGTH	\$221,500	\$76,700	34.63	\$181,878	\$63,954	\$4,332
003-360-026-00	4714 OAK STREET	06/14/24	\$169,900	WD	03-ARMS LENGTH	\$169,900	\$69,400	40.85	\$163,518	\$27,990	\$11,608
003-420-008-00		09/20/23	\$80,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$80,000	\$17,600	22.00	\$47,428	\$69,872	\$5,625
003-420-046-00		10/02/23	\$21,500	WD	19-MULTI PARCEL ARMS LENGTH	\$21,500	\$5,600	26.05	\$22,380	\$21,500	\$21,094
003-460-006-30		10/11/24	\$9,000	WD	03-ARMS LENGTH	\$9,000	\$6,900	76.67	\$15,000	\$9,000	\$15,000
003-552-045-00	4663 ELM DRIVE	04/09/24	\$238,000	WD	03-ARMS LENGTH	\$238,000	\$86,100	36.18	\$206,674	\$52,705	\$21,379
003-552-053-00	4611 ELM DRIVE	06/16/23	\$273,900	WD	03-ARMS LENGTH	\$273,900	\$101,700	37.13	\$265,126	\$32,109	\$23,335
003-552-057-00		09/09/24	\$9,750	WD	03-ARMS LENGTH	\$9,750	\$10,000	102.56	\$21,255	\$9,750	\$21,255
003-602-046-00	5882 ALICE DRIVE	09/30/24	\$49,000	WD	03-ARMS LENGTH	\$49,000	\$47,800	97.55	\$115,397	(\$52,138)	\$14,259
003-605-006-00	3451 BELLA LANE	06/20/23	\$255,900	WD	03-ARMS LENGTH	\$255,900	\$91,000	35.56	\$253,421	\$12,361	\$9,882
003-605-008-00		04/29/23	\$16,000	WD	03-ARMS LENGTH	\$16,000	\$4,300	26.88	\$9,410	\$16,000	\$9,410
003-605-008-00		07/11/24	\$19,000	WD	03-ARMS LENGTH	\$19,000	\$4,800	25.26	\$9,410	\$19,000	\$9,410
003-605-009-00		12/04/23	\$35,000	WD	19-MULTI PARCEL ARMS LENGTH	\$35,000	\$8,700	24.86	\$26,987	\$35,000	\$19,363
003-605-011-00		10/23/24	\$6,500	WD	03-ARMS LENGTH	\$6,500	\$4,900	75.38	\$9,888	\$6,500	\$9,888
003-605-017-00	3344 BELLA DRIVE	11/27/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$164,000	51.25	\$440,870	(\$112,616)	\$8,254
003-610-002-00	5295 JOHN VOGT TRAIL	08/09/24	\$449,000	WD	03-ARMS LENGTH	\$449,000	\$138,900	30.94	\$327,457	\$150,157	\$28,614
003-610-004-00	5275 JOHN VOGT TRAIL	11/20/23	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$72,900	16.20	\$175,895	\$302,631	\$28,526
003-610-005-00		07/30/24	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$11,900	39.67	\$24,785	\$30,000	\$24,785
003-615-007-00	5534 W SHORE DRIVE	06/09/23	\$85,500	PTA	03-ARMS LENGTH	\$85,500	\$40,600	47.49	\$103,464	\$2,354	\$20,318
2025 was :			Totals:	\$14,414,184		\$14,409,784	\$4,766,096	\$13,827,136	\$6,347,326	\$4,487,730	

2026 use as applied
back lots - \$205
Back lots wet - \$130
LK Frontage - \$315
LK Frontage 2 - \$315
Lkfrnt 2 canal/titabawassee/ flots 1-6,17,18/little frost lake \$165
Edwards Lake \$315
flots 1-6,17,18 - \$315

back lots - \$200
Back lots wet - \$125
LK Frontage - \$292
LK Frontage 2 - \$292
Lkfrnt 2 canal/titabawassee/ flots 1-6,17,18/little frost lake \$150
Edwards Lake \$292
flots 1-6,17,18 - \$292

Edwards Twp 2026 AG ECF

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.
003-003-005-00	3299 POINTER ROAD	01/01/24	\$379,457			\$379,457	\$126,700	33.39	\$304,272	\$124,692	\$254,765	\$276,277	0.922
003-008-001-05	2628 STILLWAGON ROAD	01/01/24	\$311,064			\$311,064	\$105,300	33.85	\$254,377	\$151,403	\$159,661	\$158,422	1.008
003-008-001-21	3696 STILLWAGON	01/01/24	\$320,159			\$320,159	\$100,800	31.48	\$223,802	\$39,911	\$280,248	\$282,909	0.991
003-008-003-00	5233 RAU ROAD	01/01/24	\$472,058	OTH	03-ARMY'S LENGTH	\$472,058	\$153,800	32.58	\$409,283	\$276,500	\$195,558	\$204,282	0.957
003-011-010-10		01/01/24	\$449,327	OTH	03-ARMY'S LENGTH	\$449,327	\$166,700	37.10	\$447,974	\$326,060	\$123,267	\$187,560	0.657
003-012-003-30	4080 DIEBOLD RANCH RD	01/01/24	\$199,900	OTH	03-ARMY'S LENGTH	\$199,900	\$68,100	34.07	\$183,305	\$133,000	\$66,900	\$77,392	0.864
003-021-005-40		01/01/24	\$313,347	OTH	03-ARMY'S LENGTH	\$313,347	\$85,300	27.22	\$233,721	\$178,010	\$135,337	\$85,709	1.579
003-032-012-20		01/01/24	\$53,457			\$53,457	\$0	0.00	\$49,087	\$31,878	\$21,579	\$26,475	0.815
			\$118,125			\$118,125	\$0	0.00	\$221,802	\$121,275	(\$3,150)	\$154,657	(0.020)
Totals:			\$2,616,894			\$2,616,894	\$806,700	30.83	\$2,327,623	\$1,234,165	\$1,453,683	\$1,453,683	0.849

2025 was: 650

Sale, Ratio =>

14.70

Std. Dev. =>

2026 USE:

E.C.F. =>

0.864

Ave. E.C.F. =>

0.864

Edwards Twp 2026 COM ECF

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.
003-001-017-25		01/01/24	\$223,669	WD	03-ARMS LENGTH	\$223,669	\$82,500	36.88	\$256,644	\$150,533	\$73,136	\$179,849	0.407
003-012-010-00	3480 LEHMAN ROAD	01/01/24	\$148,084	WD	03-ARMS LENGTH	\$148,084	\$48,000	32.41	\$152,547	\$63,577	\$84,507	\$150,797	0.560
003-026-024-50	5458 M-30	01/01/24	\$309,324	QC	03-ARMS LENGTH	\$309,324	\$61,500	19.88	\$203,832	\$116,300	\$193,024	\$148,359	1.301
Totals:			\$681,077			\$681,077	\$192,000	28.19	\$613,023		\$350,667	\$479,005	
2025 ws .59							Sale. Ratio =>	28.19			2026 USE:	E.C.F. =>	0.732
							Std. Dev. =>	8.81				Ave. E.C.F. =>	0.756

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Land Residual	Est. Land Value	Effec. From	Depth	Net Acres	Total Acres	Collars/Fac	Actual From	ECF Acres	Libert/Agri	Parcel's In Land Table	Gravel
001-012-010-40		05/01/23	\$371,350	WD	19-MULTI PARCEL A	\$371,350	\$92,500	\$371,350	\$198,904	0.0	0.0	69.69	70.42						
002-004-005-10		06/08/23	\$250,000	WD	19-MULTI PARCEL A	\$250,000	\$36,500	\$250,000	\$192,402	0.0	0.0	71.28	72.92						
003-032-012-20	5048 SERGEANT RD.	08/06/24	\$108,000	M/C	32-SPILT VACANT	\$108,000	\$0	\$108,000		0.0	0.0	37.50	40.00						
003-033-002-20	5724 MCCOULEY RC	04/09/24	\$215,000	WD	31-SPILT IMPROVE	\$215,000	\$0	\$215,000	\$148,912	0.0	0.0	56.51	57.00						
003-033-003-00	GREENWOOD RD.	08/06/24	\$240,000	M/C	03-ARW'S LENGTH	\$240,000	\$111,200	\$240,000	\$272,800	0.0	0.0	79.00	80.00						
003-033-007-00	5837 STILLMANGON	08/06/24	\$240,000	M/C	03-ARW'S LENGTH	\$240,000	\$111,200	\$240,000	\$272,800	0.0	0.0	79.00	80.00						
003-034-013-00		10/25/24	\$256,000	WD	03-ARW'S LENGTH	\$256,000	\$81,800	\$256,000	\$219,960	0.0	0.0	80.00	80.00						
006-016-002-00		10/14/24	\$115,000	WD	03-ARW'S LENGTH	\$115,000	\$52,700	\$115,000	\$108,925	0.0	0.0	40.00	40.00						
008-014-001-15	1929 N CAMPBELL F	04/30/24	\$185,000	WD	03-ARW'S LENGTH	\$185,000	\$108,400	\$185,000	\$242,983	0.0	0.0	10.00	10.00						
012-028-007-15	5229 SAGE LAKE RD	07/19/23	\$33,000	WD	03-ARW'S LENGTH	\$33,000	\$23,400	\$33,000	\$34,100	0.0	0.0	10.00	10.00						
012-027-008-00		05/01/24	\$119,900	WD	03-ARW'S LENGTH	\$119,900	\$46,800	\$119,900	\$132,926	0.0	0.0	40.00	40.00						
014-017-012-00	FAIRVIEW RD	10/30/23	\$464,000	WD	03-ARW'S LENGTH	\$464,000	\$294,700	\$464,000	\$429,955	0.0	0.0	157.10	157.71						
Totals:						\$2,597,250	\$1,004,500	\$2,592,261	\$1,985,107	0.0	0.0	800.25	808.05						
						Sale Ratio =>		Average		Average		Average		Average		Average		Average	
						Std. Dev. =>		per Net Acre =>		per Net Acre =>		per Net Acre =>		per Net Acre =>		per Net Acre =>		per Net Acre =>	

1025 was 2400

Agricultural 2025 for 2026 Agricultural Land Value Study Use \$3,150 per acre.
Tillable, non tillable, and Residential areas.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	NetAcres
001-028-047-50	2372 S RIPLE RIVER	12/20/24	\$70,000	WD	03-ARMS'S LENGTH	\$70,000	\$35,200	50.29	\$97,644	\$18,864	\$46,508	198.0	200.0	6.00
003-012-008-10	3800 S M-30	09/04/24	\$500,000	WD	03-ARMS'S LENGTH	\$500,000	\$259,000	51.80	\$665,516	\$44,396	\$111,852	0.0	0.0	34.72
006-005-001-48	3990 E ROSE CITY RD	10/04/23	\$125,000	WD	03-ARMS'S LENGTH	\$125,000	\$69,500	55.60	\$166,642	(\$11,370)	\$48,272	278.8	507.0	3.64
006-182-002-00	3728 FOREST DRIVE	11/09/23	\$149,000	M/C	03-ARMS'S LENGTH	\$149,000	\$47,600	31.95	\$108,255	\$58,033	\$18,288	208.0	35.0	0.17
010-220-004-00	2008 GREENWOOD ROAD	04/11/23	\$84,000	WD	03-ARMS'S LENGTH	\$84,000	\$33,100	39.40	\$65,029	\$45,221	\$26,250	150.0	150.0	0.52
010-230-005-00	2624 E GREENWOOD ROAD	03/19/25	\$50,000	WD	03-ARMS'S LENGTH	\$50,000	\$35,900	71.80	\$73,280	\$18,945	\$43,225	247.0	280.0	1.59
013-025-020-15	5437 N M-33	02/08/24	\$210,000	WD	03-ARMS'S LENGTH	\$210,000	\$72,700	34.62	\$100,742	\$729,208	\$19,950	114.0	300.0	0.79
013-012-022-10	3701 N MID RD	09/08/23	\$150,000	WD	03-ARMS'S LENGTH	\$150,000	\$41,600	27.73	\$193,893	(\$8,418)	\$35,475	200.0	280.0	2.39
01-132-041-00	105 N WASHINGTON	10/03/24	\$85,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$85,000	\$49,500	58.24	\$77,443	\$55,133	\$51,576	150.0	350.0	11.20
041-102-001-00	105 N WASHINGTON	03/18/25	\$187,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$187,000	\$99,500	31.82	\$107,303	\$106,697	\$21,000	120.0	117.6	0.32
051-331-048-00	201 HERBSTREIT	05/13/24	\$70,000	WD	03-ARMS'S LENGTH	\$70,000	\$51,800	74.00	\$108,950	(\$11,660)	\$20,200	116.0	174.0	0.46
Totals:						\$1,680,000	\$755,400	44.96	\$1,684,707	-\$437,999	\$442,696	1,779.8	Average per FF=>	61.79

Commercial Corridor/W/B City Other

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	NetAcres
002-006-021-20	2628 N M-33	12/12/24	\$1,100,000	WD	03-ARMS'S LENGTH	\$1,100,000	\$0	0.00	\$1,216,522	\$203,948	\$320,470	660.0	400.0	19.51
003-012-008-10	3800 S M-30	09/04/24	\$500,000	WD	03-ARMS'S LENGTH	\$500,000	\$259,000	51.80	\$665,516	\$46,396	\$111,852	0.0	0.0	34.72
007-005-003-06	5250 HENDERSON LAKE ROAD	12/21/23	\$470,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$470,000	\$104,600	22.26	\$315,124	\$318,556	\$164,680	549.0	813.6	12.20
010-225-007-00	5250 HENDERSON LAKE ROAD	02/21/25	\$350,000	WD	03-ARMS'S LENGTH	\$310,000	\$195,800	63.16	\$375,979	(\$14,004)	\$51,975	396.0	330.0	3.00
013-132-041-00	3315 N M-33	07/29/24	\$6,300	WD	03-ARMS'S LENGTH	\$6,300	\$6,800	107.94	\$22,500	\$6,300	\$22,500	50.0	235.0	0.27
013-131-015-00	3315 N M-33	03/21/24	\$80,000	WD	03-ARMS'S LENGTH	\$80,000	\$49,800	19.75	\$138,519	\$56,081	\$109,900	242.0	362.5	2.29
014-001-009-26	248 S M-33	10/03/24	\$85,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$85,000	\$49,500	58.24	\$77,443	\$55,133	\$51,576	150.0	350.0	11.20
014-020-038-04	M-55	10/15/24	\$230,000	WD	03-ARMS'S LENGTH	\$230,000	\$70,300	30.57	\$235,324	\$127,278	\$132,602	294.7	277.0	2.10
014-029-002-60	2543 S M-76	09/26/24	\$20,000	WD	03-ARMS'S LENGTH	\$20,000	\$23,100	115.50	\$117,000	\$20,000	\$117,000	290.0	615.0	4.11
051-300-009-00	2794 INDUSTRIAL PARK ROAD	08/27/24	\$349,000	WD	03-ARMS'S LENGTH	\$349,000	\$130,900	37.51	\$311,227	\$187,783	\$150,000	300.0	1027.0	7.30
051-306-052-60	508 S BENNETT ST	03/07/25	\$335,000	WD	03-ARMS'S LENGTH	\$335,000	\$145,300	43.37	\$204,790	\$335,000	\$204,750	455.0	274.0	3.23
052-107-005-00	122 S THIRD STREET	11/28/23	\$425,000	LC	03-ARMS'S LENGTH	\$425,000	\$60,200	14.16	\$227,314	\$271,686	\$74,000	148.0	285.0	0.97
052-213-002-30	114 S VALLEY STREET	05/11/23	\$600,000	CD	03-ARMS'S LENGTH	\$575,000	\$373,500	64.95	\$767,197	(\$74,072)	\$118,125	262.5	204.0	1.60
052-462-009-60	113 N FIRST STREET	12/15/23	\$415,000	WD	03-ARMS'S LENGTH	\$415,000	\$150,400	36.24	\$356,801	\$356,801	\$58,725	130.5	132.0	0.40
052-500-001-00	2525 GRIFFIN ROAD	08/09/23	\$90,000	WD	03-ARMS'S LENGTH	\$90,000	\$33,200	41.50	\$114,231	\$10,319	\$44,550	99.0	66.0	0.15
052-520-017-00	613 PROGRESS STREET	09/08/23	\$120,000	M/C	03-ARMS'S LENGTH	\$120,000	\$27,400	22.83	\$127,951	\$29,399	\$37,350	83.0	220.0	0.42
052-520-021-10	331 N SEVENTH STREET	06/26/23	\$400,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$400,000	\$280,700	70.18	\$664,668	\$16,332	\$281,000	491.0	600.0	3.38
052-619-016-00	331 N SEVENTH STREET	08/01/23	\$1,870,000	WD	03-ARMS'S LENGTH	\$1,740,000	\$308,700	17.74	\$711,578	\$1,124,642	\$96,220	213.8	420.0	2.05
Totals:						\$7,430,300	\$2,316,100	31.15	\$6,830,970	\$2,957,155	\$2,352,825	5,210.5	Average per FF=>	111.51

2028 use 500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	NetAcres
003-012-008-10	3800 S M-30	09/04/24	\$500,000	WD	03-ARMS'S LENGTH	\$500,000	\$259,000	51.80	\$665,516	\$46,396	\$111,852	0.0	0.0	34.72
011-024-013-20	3100 W HOUGHTON AVENUE	05/30/23	\$130,000	WD	03-ARMS'S LENGTH	\$130,000	\$86,100	66.23	\$650,505	\$136,000	\$650,505	433.7	502.2	3.31
011-025-005-30	3217 M-76	06/28/23	\$215,000	WD	03-ARMS'S LENGTH	\$215,000	\$98,100	46.38	\$405,442	\$4,058	\$198,000	132.0	132.0	0.40
014-029-002-60	3122 S DAM ROAD	07/14/23	\$425,000	M/C	03-ARMS'S LENGTH	\$425,000	\$141,000	33.18	\$467,966	\$122,044	\$165,000	110.0	282.8	0.71
014-029-006-00	2285 S M-76	08/27/24	\$349,000	WD	03-ARMS'S LENGTH	\$349,000	\$130,900	37.51	\$311,237	\$187,783	\$150,000	300.0	1027.0	7.30
014-029-011-00	2285 S M-76	12/07/24	\$390,000	M/C	03-ARMS'S LENGTH	\$390,000	\$159,400	51.04	\$1,260,280	\$374,710	\$735,300	490.0	884.0	9.24
014-031-025-10	2285 S M-76	03/20/24	\$500,000	WD	03-ARMS'S LENGTH	\$500,000	\$160,400	32.08	\$542,880	\$276,620	\$319,500	210.0	215.0	1.42
014-032-062-15	2814 COOK ROAD	10/03/24	\$400,000	WD	03-ARMS'S LENGTH	\$400,000	\$93,900	23.48	\$255,629	\$306,371	\$165,000	110.0	476.0	1.20
014-032-052-15	2909 COOK ROAD	02/10/25	\$27,000	WD	03-ARMS'S LENGTH	\$27,000	\$14,000	51.85	\$220,500	\$27,000	\$220,500	147.0	264.0	1.22
014-032-064-20	2909 COOK ROAD	11/08/23	\$25,000	WD	03-ARMS'S LENGTH	\$25,000	\$0	0.00	\$220,500	\$25,000	\$220,500	147.0	264.0	1.22
Totals:						\$2,650,000	\$264,400	9.98	\$1,163,307	\$1,824,913	\$338,220	225.5	Average per NetAcres=>	1.68

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor/Area
003-002-010-25	3411 GREEN ROAD	08/18/23	\$120,000	WD	03-ARMS'S LENGTH	\$120,000	\$47,400	39.50	\$134,594	\$11,193	\$108,807	\$99,517	1.093	1,512
003-004-015-46	3460 WINTERBROOK CIRCLE	01/03/25	\$210,000	WD	03-ARMS'S LENGTH	\$210,000	\$105,800	50.38	\$255,158	\$18,849	\$193,151	\$192,185	1.005	1,480
003-004-016-10	4646 FAU RD	02/27/24	\$270,000	WD	03-ARMS'S LENGTH	\$270,000	\$143,800	53.26	\$596,106	\$21,593	\$248,407	\$302,027	0.922	2,820
003-008-001-18	3660 STILLWAGON ROAD	08/25/23	\$194,500	PTA	03-ARMS'S LENGTH	\$194,500	\$71,400	36.71	\$241,113	\$18,915	\$175,565	\$179,162	0.980	1,500
003-008-005-00	5377 FAU ROAD	02/20/24	\$300,000	WD	03-ARMS'S LENGTH	\$300,000	\$171,900	23.97	\$190,272	\$77,614	\$222,386	\$93,562	2.377	772
003-008-007-20	5080 LEHMAN ROAD	10/24/24	\$320,000	WD	03-ARMS'S LENGTH	\$320,000	\$132,700	41.47	\$307,708	\$50,350	\$269,650	\$211,443	0.726	1,820
003-009-004-40	4831 FAU	08/21/24	\$190,000	WD	03-ARMS'S LENGTH	\$190,000	\$124,200	65.37	\$287,932	\$20,930	\$169,070	\$233,004	0.726	1,877
003-009-006-10	3868 SCENIC HILL DR.	08/16/23	\$401,000	WD	03-ARMS'S LENGTH	\$401,000	\$161,100	40.17	\$447,112	\$43,450	\$357,550	\$325,534	1.098	2,116
003-012-012-00	3366 LEHMAN ROAD	01/01/24	\$145,042	OTH	03-ARMS'S LENGTH	\$145,042	\$63,200	43.57	\$170,151	\$10,091	\$134,951	\$129,081	1.045	1,266
003-013-019-00	4081 M-30	08/11/23	\$32,000	WD	03-ARMS'S LENGTH	\$32,000	\$21,500	76.79	\$60,905	\$5,337	\$22,663	\$44,813	0.506	768
003-018-009-40	5556 DIEBOLD RANCH ROAD	04/21/23	\$320,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$320,000	\$0	0.00	\$264,926	\$33,184	\$286,816	\$181,044	1.584	1,376
003-025-017-20	5237 M-30	05/19/23	\$161,050	WD	03-ARMS'S LENGTH	\$161,050	\$82,100	50.98	\$223,994	\$16,342	\$144,708	\$167,461	0.664	1,176
003-026-026-00	3646 W GREENWOOD RD	12/01/23	\$140,000	WD	03-ARMS'S LENGTH	\$140,000	\$36,300	25.93	\$95,521	\$12,296	\$127,704	\$67,117	1.903	1,036
003-140-021-00		06/28/24	\$119,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$119,000	\$52,400	44.03	\$120,891	\$4,467	\$84,513	\$70,326	1.202	816
003-180-001-00		10/18/24	\$150,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$150,000	\$91,700	61.13	\$229,779	\$39,936	\$110,064	\$144,157	0.763	1,372
003-180-040-00	5568 GREENWOOD ROAD	08/14/23	\$49,200	WD	03-ARMS'S LENGTH	\$48,800	\$17,200	35.25	\$43,044	\$14,387	\$34,413	\$23,110	1.489	448
003-240-005-00	3039 LAKESIDE DRIVE	10/20/23	\$107,000	WD	03-ARMS'S LENGTH	\$107,000	\$55,900	52.24	\$149,323	\$6,599	\$100,401	\$115,100	0.872	864
003-240-009-00	3061 LAKESIDE DRIVE	02/13/25	\$390,000	WD	03-ARMS'S LENGTH	\$390,000	\$105,900	34.72	\$255,829	\$23,656	\$281,344	\$187,236	1.503	1,480
003-240-010-00	3062 LAKESIDE DRIVE	04/25/24	\$141,000	WD	03-ARMS'S LENGTH	\$141,000	\$60,400	42.84	\$145,707	\$12,181	\$128,819	\$107,682	1.196	976
003-240-011-00		05/24/24	\$159,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$159,000	\$92,000	57.86	\$218,893	\$5,185	\$123,815	\$149,449	0.828	1,232
003-242-036-00	3091 LEHMAN ROAD	03/13/24	\$175,000	WD	03-ARMS'S LENGTH	\$175,000	\$66,300	37.89	\$180,211	\$36,554	\$138,446	\$122,841	1.127	1,040
003-242-038-00	3095 LEHMAN ROAD	01/31/25	\$232,000	WD	03-ARMS'S LENGTH	\$232,000	\$55,000	38.46	\$130,994	\$22,613	\$120,387	\$87,404	1.377	956
003-300-008-00		10/06/23	\$232,000	WD	19-MULTI PARCEL ARMS'S LENGTH	\$232,000	\$97,200	41.90	\$273,918	\$40,000	\$192,000	\$178,482	1.076	2,024
003-360-019-00	4654 OAK STREET	02/25/25	\$221,500	WD	03-ARMS'S LENGTH	\$221,500	\$76,700	34.63	\$181,878	\$26,787	\$194,713	\$125,073	1.557	1,104
003-360-026-00	4714 OAK STREET	06/14/24	\$169,900	WD	03-ARMS'S LENGTH	\$169,900	\$69,400	40.85	\$163,518	\$27,189	\$142,711	\$109,943	1.298	1,152
003-420-008-00		09/20/23	\$80,000	PTA	19-MULTI PARCEL ARMS'S LENGTH	\$80,000	\$17,600	22.00	\$47,428	\$35,625	\$44,375	\$15,582	2.848	0
003-552-045-00	4663 ELM DRIVE	04/09/24	\$238,000	WD	03-ARMS'S LENGTH	\$238,000	\$86,100	36.18	\$206,674	\$21,657	\$216,343	\$149,207	1.450	1,500
003-552-053-00	4611 ELM DRIVE	06/16/23	\$273,900	WD	03-ARMS'S LENGTH	\$273,900	\$101,700	37.13	\$265,126	\$31,255	\$242,645	\$185,606	1.307	1,370
003-605-006-00	3451 BELLA LANE	06/20/23	\$255,900	WD	03-ARMS'S LENGTH	\$255,900	\$91,000	35.56	\$253,421	\$12,374	\$243,526	\$194,393	1.253	1,372
003-605-017-00	3344 BELLA DRIVE	11/27/23	\$320,000	WD	03-ARMS'S LENGTH	\$320,000	\$164,000	51.25	\$440,870	\$16,618	\$303,382	\$349,753	0.867	1,956
003-610-002-00	5295 JOHN VOGT TAIL	08/09/24	\$449,000	WD	03-ARMS'S LENGTH	\$449,000	\$138,900	30.94	\$327,457	\$31,988	\$417,012	\$243,785	1.711	1,644
003-615-007-00	5534 W SHORE DRIVE	06/09/23	\$85,500	PTA	03-ARMS'S LENGTH	\$85,500	\$40,500	47.49	\$103,464	\$20,318	\$65,182	\$55,053	1.184	800
Totals:						\$7,132,492	\$7,128,092	\$2,786,500	39.09	\$7,411,627	\$6,196,527	\$5,251,318	1.180	

2025 was 1,240

Sale Ratio => 39.09
 Std. Dev. => 14.03
 Ave. E.C.F. => 1.262

2026 USE