

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Land Value
01 006 074 00	35802 M 28	12/19/21	\$124,000	\$115,000	\$61,500	53.48	\$163,163	\$31,362	\$83,638	\$209,876	0.400	13.902	\$21,511
06-38-301-820	4195 CISCO LK RC	08/09/21	\$76,000	\$76,000	\$41,130	54.12	\$82,259	\$6,760	\$69,240	\$115,974	0.597	21.3580	\$6,760
01.133 014 00	84 NORTH ST	09/30/21	\$250,000	\$250,000	\$87,950	35.18	\$259,521	\$23,819	\$226,181	\$373,537	0.606	7.1191	\$19,711
Totals:			\$466,000	\$441,000	\$190,580		\$504,943		\$379,059	\$698,388		0.8443	
						Sale. Ratio =>	43.22	E.C.F. =>		0.543	Std. Deviation=	0.1160397	
						Std. Dev. =>	10.75	Ave. E.C.F. =>		0.534	Ave. Variance=	13.9558	Coefficient of Var= 26.11873263

Bergland
Commercial & Industrial
Economic Condition Factor Study
for 2024 roll

ECF Applied 0.543

insufficient sales, looked to
neighboring unit

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. v. by Mean	Land Value	Other Parcels in Sale	
01 805 030 000	14509 M-75	04/18/21	\$229,000	\$229,000	\$74,900	3.04	\$202,640	\$74,650	\$205,350	\$233,254	0.877	\$15,077	\$2,350 01 005 019 00 01 BUS 018 00	
01 307 018 000	22349 M-54	08/29/22	\$200,000	\$200,000	\$39,600	2.98	\$136,953	\$14,274	\$148,728	\$10,847	1.342	\$49,000		
01 133 002 00	18668 TUSKI RD	05/20/22	\$380,000	\$377,000	\$198,300	52.60	\$316,200	\$73,760	\$303,240	\$286,303	1.059	\$68,000	01 133 002 00	
01 129 007 00	19345 M-64	08/18/21	\$120,000	\$120,000	\$56,900	47.42	\$161,329	\$68,951	\$51,049	\$119,506	0.427	\$66,449		
01 201 010 00	36122 M-38	05/17/22	\$53,000	\$53,000	\$0,000	0.00	\$28,073	\$1,334	\$36,606	\$2,304	0.409	\$9,331		
01 202 005 00	17216 FH 250	06/10/22	\$50,000	\$50,000	\$43,900	22.60	\$27,473	\$9,300	\$11,500	\$77,481	1.009	\$3,000		
Totals:			\$1,032,000	\$1,029,000	\$411,200		\$932,586		\$788,471	\$867,955			2.6537	
							Sale. Ratio =>	39.96	E.C.F. =>	0.908	Std. De	0.3662957		
							Std. Dev. =>	15.94	Ave. E.C.F. =>	0.882	Ave. Vr	28.9180	Coefficient of Var=	32.7910585

Bergland
Township *Neighborhood*
Economic Condition Factor Study
for 2024 roll

ECF Applied = 0.908

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.	W. by Mean	Land Value	Other Parcels in Sa
01352 013 00	34572 N. OS	09/01/22	\$52,185	\$72,000	\$11,500	5.222	\$26,454	\$5,087	\$16,915	\$30,517	0.429	10.9437	\$2,614	01332 010 00
01502 002 00	216 CEDAR ST	06/23/21	\$52,000	\$82,000	\$22,850	36.21	\$66,258	\$2,385	\$59,815	\$105,000	0.570	3.8927	\$2,182	
01504 009 50	201 BIRCH ST	11/21/22	\$30,000	\$30,000	\$14,800	49.33	\$34,310	\$2,206	\$27,794	\$58,054	0.479	5.2821	\$2,206	
01508 008 00	204 MAPLE ST	09/23/22	\$112,000	\$112,000	\$31,850	28.44	\$86,042	\$2,800	\$109,200	\$150,528	0.725	19.3866	\$2,300	01508 010 00
01618 113 25	306 NORTH ST	10/07/22	\$48,000	\$49,000	\$22,800	15.71	\$58,842	\$1,580	\$47,410	\$102,530	0.458	7.3644	\$1,530	
01605 003 00	407 BIRCH ST	06/22/21	\$72,000	\$64,300	\$20,200	47.07	\$27,580	\$3,600	\$51,200	\$815,369	0.530	0.2023	\$3,910	
Totals:			\$347,185	\$339,800	\$133,500		\$333,890		\$322,338	\$572,203		3.1748		
						Sale. Ratio =>	39.29	E.C.F. =>		0.563	Std. Devi 0.1076563			
						Std. Dev. =>	9.03	Ave. E.C.F. =>		0.532	Ave. Vari 7.7908		Coefficient of Var= 14.5430215	

Bergland
Merrriweather
Economic Condition Factor Study
for 2024 roll

ECF Applied = 0.563

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Vard	Bldg. Residual	Cost Man. \$	E.C.F.	v. by Mean	Land Value	Per Parcels in
01 005 015 00	34375 M-28	06/20/21	\$355,000	\$355,000	\$125,000	35.02	\$365,955	\$100,904	\$224,056	\$244,903	0.912	35.825	\$107,904	
01 007 014 10	14929 EAST SHORE RD	12/20/21	\$419,000	\$419,000	\$174,950	39.92	\$496,150	\$435,710	\$302,282	\$186,069	1.224	39.248	\$114,434	
01 008 006 20	15249 EAST SHORE RD	08/19/21	\$83,000	\$83,000	\$28,000	33.73	\$81,845	\$70,666	\$12,334	\$10,981	1.123	15.195	\$66,844	
01 018 007 00	14795 EAST SHORE RD	06/11/21	\$1,422,800	\$422,800	\$186,950	44.22	\$463,810	\$198,245	\$224,555	\$260,869	0.861	41.4348	\$197,495	
01 019 008 00	13882 M-64	06/16/22	\$130,000	\$130,000	\$66,450	41.12	\$144,755	\$83,520	\$46,950	\$60,152	0.773	30.247	\$63,520	01 124 002 00
01 019 011 00	13286 M-64	08/27/22	\$160,000	\$160,000	\$49,500	75.59	\$102,998	\$10,830	\$120,962	\$62,642	1.788	51.3113	\$38,830	01 124 008 00
01 020 032 20	13931 EAST SHORE RD	08/25/21	\$167,000	\$167,000	\$64,250	38.47	\$186,130	\$84,636	\$82,364	\$99,699	0.826	44.9020	\$81,636	
01 020 049 00	13549 EAST SHORE RD	05/06/22	\$669,900	\$669,900	\$230,150	34.36	\$501,567	\$113,534	\$556,366	\$381,172	1.460	18.4476	\$113,534	
01 028 002 00	12739 EAST SHORE RD	08/27/22	\$45,000	\$45,000	\$17,700	35.43	\$261,374	\$170,920	\$168,050	\$88,776	1.348	57.2765	\$170,920	
01 034 005 00	12736 M-64	03/09/21	\$405,000	\$405,000	\$166,290	36.05	\$392,482	\$219,975	\$286,125	\$488,218	1.067	20.8819	\$178,375	
01 033 004 50	12211 EAST SHORE RD	03/31/22	\$700,000	\$695,000	\$299,650	43.12	\$705,889	\$207,293	\$487,707	\$489,780	0.996	27.9376	\$199,293	01 033 004 55
01 212 065 00	497 OLD M-28	03/29/22	\$200,000	\$200,000	\$53,050	26.53	\$177,087	\$53,607	\$146,393	\$121,297	1.207	6.8243	\$53,607	
01 213 022 00	15356 M-64	10/25/21	\$745,000	\$282,000	\$50,550	28.25	\$903,780	\$71,376	\$913,529	\$130,063	1.242	36.7324	\$70,376	
01 223 002 20	14224 M-64	04/22/22	\$435,000	\$435,000	\$157,450	34.75	\$398,624	\$326,628	\$401,061	\$239,976	1.403	11.4332	\$124,628	
01 224 002 31	14344 M-64	04/16/21	\$105,000	\$105,000	\$42,800	40.76	\$99,997	\$74,662	\$30,338	\$24,887	1.219	5.6115	\$71,316	
01 350 012 00	503 SANDY BEACH RD	08/01/22	\$495,000	\$495,000	\$110,100	22.24	\$383,055	\$66,712	\$428,288	\$310,750	1.378	10.3099	\$66,712	
01 400 084 00	12413 M-64	11/04/22	\$129,000	\$129,000	\$58,500	29.85	\$195,373	\$60,570	\$135,498	\$70,002	1.259	70.6628	\$67,573	
01 549 017 00	13064 M-64	02/18/22	\$179,800	\$165,200	\$67,500	36.73	\$159,822	\$72,588	\$38,810	\$35,902	1.072	20.3801	\$72,588	
Totals:			\$7,744,890	\$5,719,090	\$1,998,050		\$5,077,691		\$3,896,074	\$3,159,799		5.4156		
			Sale. Ratio =>			34.94	E.C.F. =>	1.221			Std. Dev	0.3732067		
			Std. Dev. =>			7.36	Ave. E.C.F. =>	1.275			Ave. Val	31.1854	Coefficient of Var=>	24.4563702

Bergland
Lake Shore
Economic Condition Factor Study
for 2024 roll

ECF Applied 1.221