

**2026 AGRICULTURAL ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	
05-06-550-029-00	10906 S US 31	02/11/25	\$237,000	\$138,900	58.61	\$89,608	\$147,392	\$88,083	1.673	008	008 S OF ER	401	
<b>Totals:</b>			<b>\$237,000</b>	<b>\$138,900</b>			<b>\$147,392</b>	<b>\$88,083</b>					
					<b>Sale. Ratio =&gt;</b>	<b>58.61</b>				<b>E.C.F. =&gt;</b>	<b>1.673</b>		
										<b>Ave. E.C.F. =&gt;</b>	<b>1.673</b>		

**ECF USED: 1.673**

(THE ABOVE SALE IS USED AS IT IS MOST REPRESENTATIVE OF THE AG CLASS ADJACENT TO AG PARCELS)

**2026 BASS LAKE ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	
05-43-021-001-21	501 LAKE ST	06/23/23	\$525,000	\$182,700	34.80	\$131,833	\$393,167	\$103,206	3.810	003	003 BASS LAKE	401	
05-43-021-001-40	503 LAKE ST	11/02/23	\$685,000	\$292,900	42.76	\$110,352	\$574,648	\$210,130	2.735	003	003 BASS LAKE	401	
05-43-021-001-40	503 LAKE ST	05/01/23	\$725,000	\$292,900	40.40	\$110,352	\$614,648	\$210,130	2.925	003	003 BASS LAKE	401	
05-43-355-011-00	720 SPARTAN SHI	08/13/24	\$735,000	\$314,100	42.73	\$75,286	\$659,714	\$244,366	2.700	003	003 BASS LAKE	401	
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$1,082,600</b>			<b>\$2,242,177</b>	<b>\$767,832</b>					
					<b>Sale. Ratio =&gt;</b>	<b>40.55</b>				<b>E.C.F. =&gt;</b>	<b>2.920</b>		
									<b>Ave. E.C.F. =&gt;</b>	<b>3.042</b>			

**ECF USED** **2.92**

**OUTLIERS NOT USED**

05-43-021-006-00	405 LAKE ST	08/01/24	\$425,000	\$123,800	29.13	\$81,917	\$343,083	\$73,181	4.688	003	003 BASS LAKE	401
05-43-021-068-00	135 LAKE ST	05/08/24	\$678,000	\$192,200	28.35	\$82,001	\$595,999	\$133,636	4.460	003	003 BASS LAKE	401

**2026 BIRCH LAKE ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	
05-06-225-027-00	6599 TIMBER LAKE DR	11/15/23	\$650,000	\$388,300	59.74	\$341,370	\$308,630	\$147,991	2.085	004	004 BIRCH LAKE	401	
05-06-375-010-00	14427 BIRCH POINTE DR	01/10/25	\$369,000	\$256,500	69.51	\$256,596	\$112,404	\$87,197	1.289	004	004 BIRCH LAKE	401	
05-06-600-012-01	7276 WILLIAMS CT	08/05/24	\$855,000	\$443,100	51.82	\$204,842	\$650,158	\$231,672	2.806	004	004 BIRCH LAKE	401	
<b>Totals:</b>			<b>\$3,316,000</b>	<b>\$1,087,900</b>			<b>\$1,071,192</b>	<b>\$466,860</b>					
					<b>Sale. Ratio =&gt;</b>	<b>50.27</b>				<b>E.C.F. =&gt;</b>	<b>2.294</b>		
									<b>Ave. E.C.F. =&gt;</b>	<b>2.060</b>			

**ECF USED** **2.294**

**OUTLIERS NOT USED**

05-06-225-024-00	6641 TIMBER LAKE DR	10/27/23	\$1,067,000	\$416,800	39.06	\$365,751	\$701,249	\$159,075	4.408	004	004 BIRCH LAKE	401
05-06-175-005-00	14552 WILLIAMS DR	12/26/23	\$375,000	\$162,400	43.31	\$200,329	\$174,671	\$42,325	4.127	004	004 BIRCH LAKE	401

**2026 ELK LAKE ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	
05-06-033-006-00	11255 HANEL RD	01/05/24	\$1,500,000	\$966,000	64.40	\$1,356,375	\$143,625	\$219,124	0.655	005	005 ELK LAKE	401	
05-06-300-005-00	10595 SHORE DR	03/10/25	\$2,200,000	\$867,400	39.43	\$762,390	\$1,437,610	\$370,160	3.884	005	005 ELK LAKE	401	
05-06-300-006-00	10561 SHORE DR	08/21/23	\$1,795,000	\$692,400	38.57	\$781,695	\$1,013,305	\$229,615	4.413	005	005 ELK LAKE	401	
05-06-525-011-00	14411 SPIREA DR	04/30/24	\$1,200,000	\$800,800	66.73	\$605,037	\$594,963	\$379,385	1.568	005	005 ELK LAKE	401	
05-06-675-001-00	11101 MATTES DR	05/24/24	\$1,820,000	\$953,800	52.41	\$1,061,746	\$758,254	\$321,951	2.355	005	005 ELK LAKE	401	
05-43-022-023-00	301 GREEN ACRES LN	08/15/24	\$2,550,000	\$1,225,500	48.06	\$712,168	\$1,837,832	\$661,879	2.777	005	005 ELK LAKE	401	
05-43-350-005-00	318 RIVERSHORE DR	08/18/23	\$1,700,000	\$632,900	37.23	\$633,130	\$1,066,870	\$240,858	4.429	005	005 ELK LAKE	401	
<b>Totals:</b>			<b>\$12,765,000</b>	<b>\$6,138,800</b>			<b>\$6,852,459</b>	<b>\$2,422,972</b>					
					<b>Sale. Ratio =&gt;</b>	<b>48.09</b>				<b>E.C.F. =&gt;</b>	<b>2.828</b>		
									<b>Ave. E.C.F. =&gt;</b>	<b>2.869</b>			

**ECF USED 2.828**

**OUTLIERS NOT USED**

05-43-022-009-00	726 GOLF COURSE DR	11/17/23	\$1,250,000	\$555,800	44.46	\$1,033,646	\$216,354	\$29,652	7.296	005	005 ELK LAKE	401
------------------	--------------------	----------	-------------	-----------	-------	-------------	-----------	----------	-------	-----	--------------	-----

**2026 GRAND TRAVERSE BAY ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	
05-06-003-021-00	6238 WINTERS TRL	07/15/24	\$3,175,000	\$2,289,600	72.11	\$847,393	\$2,327,607	\$1,073,276	2.169	006	006 GT BAY	401	
05-06-009-011-00	7248 N BAYSHORE DR	10/17/24	\$1,799,000	\$830,300	46.15	\$972,396	\$826,604	\$197,903	4.177	006	006 GT BAY	401	
05-06-350-010-00	8684 N BAYSHORE DR	08/18/23	\$698,500	\$359,600	51.48	\$327,418	\$371,082	\$112,661	3.294	006	006 GT BAY	401	
05-06-425-026-00	6343 E HARBOR DR	11/27/24	\$1,515,000	\$878,000	57.95	\$485,822	\$1,029,178	\$365,311	2.817	006	006 GT BAY	401	
05-06-550-001-10	10992 LAKESHORE RD	07/28/23	\$1,410,000	\$586,800	41.62	\$532,860	\$877,140	\$184,296	4.759	006	006 GT BAY	401	
<b>Totals:</b>			<b>\$8,597,500</b>	<b>\$4,944,300</b>			<b>\$5,431,611</b>	<b>\$1,933,447</b>					
					<b>Sale. Ratio =&gt;</b>	<b>57.51</b>				<b>E.C.F. =&gt;</b>	<b>2.809</b>		
									<b>Ave. E.C.F. =&gt;</b>	<b>3.443</b>			

**ECF USED 2.809**

**OUTLIERS NOT USED**

05-06-275-013-00	11962 CABANA SHORES	06/22/23	\$945,000	\$421,200	44.57	\$670,764	\$274,236	\$49,374	5.554	006	006 GT BAY	401
------------------	---------------------	----------	-----------	-----------	-------	-----------	-----------	----------	-------	-----	------------	-----

**2026 NORTH ER ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class
05-06-003-006-00	14486 BIRCH POINTE DR	06/21/23	\$435,000	\$240,300	55.24	\$88,723	\$346,277	\$175,210	1.976	007	007 N OF ER	401
05-06-425-004-00	6888 E HARBOR DR	06/29/23	\$600,000	\$298,400	49.73	\$243,734	\$356,266	\$157,815	2.257	007	012 INWOOD CHAN	401
05-06-425-019-00	6444 E HARBOR DR	01/09/24	\$750,000	\$469,200	62.56	\$243,407	\$506,593	\$310,722	1.630	007	012 INWOOD CHAN	401
05-06-425-039-00	6647 E HARBOR DR	07/23/24	\$480,000	\$283,600	59.08	\$103,131	\$376,869	\$207,410	1.817	007	012 INWOOD CHAN	401
05-06-425-052-00	6831 E HARBOR DR	04/15/24	\$459,000	\$264,000	57.52	\$121,529	\$337,471	\$181,660	1.858	007	012 INWOOD CHAN	401
05-06-475-063-00	7402 HILL ST	06/23/23	\$318,500	\$128,900	40.47	\$70,961	\$247,539	\$83,503	2.964	007	007 N OF ER	401
05-06-600-019-00	7332 WILLIAMS CT	01/27/25	\$190,000	\$62,200	32.74	\$23,238	\$166,762	\$45,215	3.688	007	007 N OF ER	401
<b>Totals:</b>			<b>\$3,232,500</b>	<b>\$1,746,600</b>			<b>\$2,337,777</b>	<b>\$1,161,535</b>				
					<b>Sale. Ratio =&gt;</b>	<b>54.03</b>			<b>E.C.F. =&gt;</b>	<b>2.013</b>		
									<b>Ave. E.C.F. =&gt;</b>	<b>2.313</b>		

**ECF USED: 2.013**

**2026 SOUTH ER ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class
05-06-028-019-10	10830 S ELK LAKE RD	10/18/23	\$284,000	\$84,200	29.65	\$92,931	\$191,069	\$75,458	2.532	008	008 S OF ER	401
05-06-028-022-50	15520 CLEARWATER POINT RI	03/14/25	\$525,000	\$302,300	57.58	\$54,950	\$470,050	\$257,337	1.827	008	008 S OF ER	401
05-06-032-014-00	11882 S US 31	06/16/23	\$550,000	\$213,200	38.76	\$76,785	\$473,215	\$163,723	2.890	008	008 S OF ER	401
05-06-325-010-00	15453 CLEARWATER POINT RI	06/14/24	\$245,000	\$92,800	37.88	\$41,740	\$203,260	\$67,309	3.020	008	008 S OF ER	401
05-06-515-001-00	10950 LYNS CT	08/24/23	\$320,000	\$130,000	40.63	\$60,096	\$259,904	\$93,633	2.776	008	008 S OF ER	401
05-06-550-029-00	10906 S US 31	02/11/25	\$237,000	\$138,900	58.61	\$89,608	\$147,392	\$88,083	1.673	008	008 S OF ER	401
05-06-550-042-00	10659 LAKESHORE RD	03/03/25	\$625,000	\$323,400	51.74	\$145,681	\$479,319	\$234,626	2.043	008	008 S OF ER	401
05-06-550-046-15	10515 LAKESHORE RD	06/13/24	\$789,000	\$468,900	59.43	\$86,676	\$702,324	\$398,473	1.763	008	008 S OF ER	401
05-43-400-005-00	400 LAMOREAUX DR	10/28/24	\$435,000	\$223,200	51.31	\$116,736	\$318,264	\$154,376	2.062	008	008 S OF ER	401
05-43-400-018-00	401 LAMOREAUX DR	05/17/23	\$390,000	\$261,600	67.08	\$119,266	\$270,734	\$189,115	1.432	008	008 S OF ER	401
<b>Totals:</b>			<b>\$4,400,000</b>	<b>\$2,238,500</b>			<b>\$3,515,531</b>	<b>\$1,722,133</b>				
					<b>Sale. Ratio =&gt;</b>	<b>50.88</b>			<b>E.C.F. =&gt;</b>	<b>2.041</b>		
									<b>Ave. E.C.F. =&gt;</b>	<b>2.202</b>		

**ECF USED: 2.041**

**OUTLIER NOT USED**

05-06-028-022-15	10875 S ELK LAKE RD	08/14/24	\$850,000	\$234,200	27.55	\$150,774	\$699,226	\$148,678	4.703	008	008 S OF ER	401
------------------	---------------------	----------	-----------	-----------	-------	-----------	-----------	-----------	-------	-----	-------------	-----

**2026 EAST ER ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	
05-43-022-005-00	719 AMES ST	10/11/24	\$307,000	\$144,900	47.20	\$158,932	\$148,068	\$75,548	1.960	009	009 EAST ER	401	
05-43-022-017-20	307 MEGUZEE POINT	10/20/23	\$442,000	\$213,800	48.37	\$117,503	\$324,497	\$169,033	1.920	009	009 EAST ER	401	
05-43-100-001-00	235 BRAND ST	05/05/23	\$305,000	\$147,600	48.39	\$101,628	\$203,372	\$105,489	1.928	009	009 EAST ER	401	
05-43-100-008-00	509 E THIRD	09/27/24	\$469,000	\$203,800	43.45	\$140,934	\$328,066	\$145,280	2.258	009	009 EAST ER	401	
05-43-100-009-00	505 E THIRD	03/07/25	\$336,000	\$124,100	36.93	\$78,599	\$257,401	\$92,392	2.786	009	009 EAST ER	401	
05-43-100-012-00	235 CHARLES ST	07/19/24	\$245,000	\$110,100	44.94	\$84,199	\$160,801	\$74,166	2.168	009	009 EAST ER	401	
05-43-125-002-20	106 IROQUOIS ST	12/10/24	\$560,000	\$239,200	42.71	\$50,000	\$510,000	\$233,426	2.185	009	009 EAST ER	401	
05-43-125-002-20	106 IROQUOIS ST	04/26/24	\$525,000	\$239,200	45.56	\$50,000	\$475,000	\$233,426	2.035	009	009 EAST ER	401	
05-43-125-002-30	108 IROQUOIS ST	04/21/23	\$459,000	\$222,400	48.45	\$50,000	\$409,000	\$215,107	1.901	009	009 EAST ER	401	
05-43-150-012-00	516 AMES ST	03/05/25	\$182,500	\$63,900	35.01	\$55,915	\$126,585	\$39,228	3.227	009	009 EAST ER	401	
05-43-150-020-00	623 BUCKLEY	01/30/25	\$608,000	\$218,800	35.99	\$166,829	\$441,171	\$147,593	2.989	009	009 EAST ER	401	
05-43-200-014-00	149 CENTER ST	02/16/24	\$364,000	\$123,400	33.90	\$68,814	\$295,186	\$97,012	3.043	009	009 EAST ER	401	
05-43-200-015-01	204 BRAND ST	08/16/23	\$478,000	\$147,000	30.75	\$66,367	\$411,633	\$124,074	3.318	009	009 EAST ER	401	
05-43-225-006-00	208 LAKE ST	12/06/24	\$215,000	\$75,900	35.30	\$57,172	\$157,828	\$51,576	3.060	009	009 EAST ER	401	
05-43-285-011-01	140 RIVERSHORE DR	11/23/23	\$305,000	\$221,800	72.72	\$97,989	\$207,011	\$188,392	1.099	009	009 EAST ER	401	
05-43-450-005-00	125 MITCHELL DR	10/25/23	\$467,500	\$222,100	47.51	\$163,813	\$303,687	\$152,812	1.987	009	009 EAST ER	401	
<b>Totals:</b>			<b>\$6,268,000</b>	<b>\$2,718,000</b>			<b>\$4,759,306</b>	<b>\$2,144,554</b>					
					<b>Sale. Ratio =&gt;</b>	<b>43.36</b>				<b>E.C.F. =&gt;</b>	<b>2.219</b>		
										<b>Ave. E.C.F. =&gt;</b>	<b>2.366</b>		

**ECF USED 2.219**

**OUTLIERS NOT USED**

05-43-021-044-10	140 CHARLES ST	10/18/23	\$89,900	\$245,900	273.53	\$82,000	\$7,900	\$223,366	0.035	009	009 EAST ER	401
05-43-225-004-00	212 LAKE ST	11/08/23	\$330,000	\$95,300	28.88	\$56,728	\$273,272	\$72,937	3.747	009	009 EAST ER	401

**2026 WEST ER ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class
05-43-010-028-00	311 RIVER ST	12/08/23	\$600,000	\$225,000	37.50	\$181,371	\$418,629	\$119,045	3.517	010	010 WEST ER	401
05-43-010-030-00	403 RIVER ST	11/15/23	\$850,000	\$306,200	36.02	\$231,453	\$618,547	\$168,828	3.664	010	010 WEST ER	401
05-43-010-053-00	402 TRAVERSE ST	07/31/23	\$788,250	\$341,900	43.37	\$210,881	\$577,369	\$209,571	2.755	010	010 WEST ER	401
05-43-010-070-00	104 TRAVERSE ST	02/07/25	\$500,000	\$248,800	49.76	\$280,454	\$219,546	\$96,232	2.281	010	010 WEST ER	401
05-43-010-071-00	103 TRAVERSE ST	04/22/24	\$555,000	\$317,500	57.21	\$143,172	\$411,828	\$217,913	1.890	010	010 WEST ER	401
05-43-010-081-00	211 TRAVERSE ST	02/07/25	\$435,000	\$196,300	45.13	\$184,254	\$250,746	\$92,323	2.716	010	010 WEST ER	401
05-43-010-164-00	708 CHIPPEWA	10/13/23	\$299,500	\$168,000	56.09	\$178,444	\$121,056	\$69,847	1.733	010	010 WEST ER	401
05-43-010-180-00	212 CHIPPEWA	08/26/24	\$610,000	\$233,400	38.26	\$178,596	\$431,404	\$127,702	3.378	010	010 WEST ER	401
05-43-010-184-00	112 CHIPPEWA	09/23/24	\$343,000	\$151,600	44.20	\$181,180	\$161,820	\$54,048	2.994	010	010 WEST ER	401
05-43-010-193-00	504 S BRIDGE	06/02/23	\$295,000	\$232,800	78.92	\$187,768	\$107,232	\$123,074	0.871	010	010 WEST ER	401
05-43-010-196-00	510 S BRIDGE	09/20/24	\$342,500	\$156,100	45.58	\$184,827	\$157,673	\$56,393	2.796	010	010 WEST ER	401
05-43-010-222-00	511 CEDAR ST	08/01/24	\$300,000	\$155,500	51.83	\$184,596	\$115,404	\$55,962	2.062	010	010 WEST ER	401
05-43-010-227-01	111 CHIPPEWA	08/16/24	\$750,000	\$371,100	49.48	\$167,094	\$582,906	\$254,822	2.288	010	010 WEST ER	401
05-43-010-242-00	706 CEDAR ST	07/17/23	\$375,000	\$165,900	44.24	\$187,613	\$187,387	\$63,869	2.934	010	010 WEST ER	401
05-43-010-250-00	707 PINE	10/25/24	\$512,500	\$227,700	44.43	\$190,779	\$321,721	\$117,240	2.744	010	010 WEST ER	401
05-43-010-250-00	707 PINE	06/01/23	\$450,000	\$227,700	50.60	\$190,779	\$259,221	\$117,240	2.211	010	010 WEST ER	401
05-43-010-254-00	611 PINE	02/16/24	\$375,000	\$230,400	61.44	\$196,503	\$178,497	\$117,107	1.524	010	010 WEST ER	401
05-43-010-277-00	618 PINE	03/03/24	\$400,000	\$244,900	61.23	\$186,732	\$213,268	\$134,293	1.588	010	010 WEST ER	401
05-43-010-306-00	510 CHIPPEWA	04/19/23	\$324,000	\$159,600	49.26	\$178,451	\$145,549	\$62,370	2.334	010	010 WEST ER	401
05-43-010-309-00	514 CHIPPEWA	09/27/24	\$670,000	\$306,900	45.81	\$181,536	\$488,464	\$191,519	2.550	010	010 WEST ER	401
05-43-175-003-00	507 FIRST ST	04/08/24	\$499,900	\$280,600	56.13	\$84,565	\$415,335	\$211,185	1.967	010	010 WEST ER	401
05-43-300-007-00	800 LIVINGSTON ST	04/22/24	\$185,000	\$160,100	86.54	\$170,418	\$14,582	\$66,339	0.220	010	010 WEST ER	401

<b>Totals:</b>	<b>\$10,459,650</b>	<b>\$5,108,000</b>				<b>\$6,398,184</b>	<b>\$2,726,921</b>					
		<b>Sale. Ratio =&gt;</b>	<b>48.84</b>				<b>E.C.F. =&gt;</b>	<b>2.346</b>				
							<b>Ave. E.C.F. =&gt;</b>	<b>2.319</b>				

**ECF USED: 2.346**

**OUTLIERS NOT USED**

05-43-010-287-00	511 SPRUCE	05/31/23	\$152,000	\$270,100	177.70	\$151,984	\$16	\$171,965	0.000	010	010 WEST ER	401
05-43-175-015-00	606 W SECOND ST	09/13/24	\$425,000	\$126,800	29.84	\$59,845	\$365,155	\$85,864	4.253	010	010 WEST ER	401

**2026 RESIDENTIAL CONDOS (005 WHITE BIRCH, 010 RIVER ST, 055 ER BEACH RESORT, 255 HARBOR WATCH) COMMERCIAL COSTING**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	
05-06-360-013-00	8975 N BAYSHORE DR	08/30/23	\$255,000	\$127,600	50.04	\$44,676	\$210,324	\$105,661	1.991	055	006 GT BAY	407	
05-06-360-015-00	8935 N BAYSHORE DR	10/10/24	\$290,000	\$125,500	43.28	\$44,676	\$245,324	\$103,561	2.369	055	006 GT BAY	407	
<b>Totals:</b>			<b>\$545,000</b>	<b>\$253,100</b>			<b>\$455,648</b>	<b>\$209,222</b>					
					<b>Sale. Ratio =&gt;</b>	<b>46.44</b>				<b>E.C.F. =&gt;</b>	<b>2.178</b>		
										<b>Ave. E.C.F. =&gt;</b>	<b>2.180</b>		

**ECF USED: 2.178**

**2026 RESIDENTIAL CONDOS (065 BASS LAKE, 075 BAYSHORE, 009 MEADOWVIEW, 006 GT BAY, 045 SANDS, RIVER COVE) TOWNHOME COSTING**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	
05-43-265-001-00	611 MEADOWVIEW LN	07/24/24	\$400,000	\$143,700	35.93	\$16,972	\$383,028	\$156,147	2.453	009	009 EAST ER	407	
05-43-265-001-00	611 MEADOWVIEW LN	08/04/23	\$333,500	\$143,700	43.09	\$16,972	\$316,528	\$156,147	2.027	009	009 EAST ER	407	
05-43-265-003-00	607 MEADOWVIEW LN	06/20/24	\$325,700	\$146,100	44.86	\$16,880	\$308,820	\$158,983	1.942	009	009 EAST ER	407	
05-43-265-004-00	605 MEADOWVIEW LN	10/22/24	\$431,000	\$150,300	34.87	\$17,837	\$413,163	\$163,234	2.531	009	009 EAST ER	407	
05-43-265-007-00	599 MEADOWVIEW LN	11/15/24	\$304,500	\$142,400	46.77	\$38,693	\$265,807	\$142,062	1.871	009	009 EAST ER	407	
05-43-265-012-00	606 MEADOWVIEW LN	05/19/23	\$315,250	\$160,900	51.04	\$39,004	\$276,246	\$163,234	1.692	009	009 EAST ER	407	
05-43-265-018-00	302 GOLF VIEW LN	03/12/24	\$398,000	\$210,900	52.99	\$42,036	\$355,964	\$219,260	1.623	009	009 EAST ER	407	
05-43-265-024-00	305 GOLF VIEW LN	08/04/23	\$380,000	\$210,800	55.47	\$41,636	\$338,364	\$219,405	1.542	009	009 EAST ER	407	
05-43-265-032-00	319 GOLF VIEW LN	04/13/23	\$405,000	\$220,700	54.49	\$42,429	\$362,571	\$230,314	1.574	009	009 EAST ER	407	
05-43-265-034-00	322 GOLF VIEW LN	07/13/23	\$415,000	\$220,600	53.16	\$42,324	\$372,676	\$230,314	1.618	009	009 EAST ER	407	
05-43-265-042-00	334 GOLF VIEW LN	12/21/23	\$380,000	\$220,200	57.95	\$41,420	\$338,580	\$230,314	1.470	009	009 EAST ER	407	
05-43-265-043-00	337 GOLF VIEW LN	11/03/23	\$385,000	\$225,300	58.52	\$43,431	\$341,569	\$235,076	1.453	009	009 EAST ER	407	
05-43-265-049-00	588 MEADOWVIEW LN	04/22/24	\$397,000	\$221,100	55.69	\$43,165	\$353,835	\$230,381	1.536	009	009 EAST ER	407	
05-43-265-055-00	593 MEADOWVIEW LN	03/07/24	\$425,000	\$219,800	51.72	\$40,765	\$384,235	\$230,314	1.668	009	009 EAST ER	407	
05-43-265-055-00	593 MEADOWVIEW LN	07/24/23	\$405,000	\$219,800	54.27	\$40,765	\$364,235	\$230,314	1.581	009	009 EAST ER	407	
05-43-265-056-00	595 MEADOWVIEW LN	05/31/23	\$394,000	\$220,400	55.94	\$41,916	\$352,084	\$230,314	1.529	009	009 EAST ER	407	
05-43-290-001-00	9024 N BAYSHORE DR	06/04/24	\$1,050,000	\$509,900	48.56	\$133,002	\$916,998	\$496,800	1.846	006	006 GT BAY	407	
05-43-360-003-00	9200 N BAYSHORE DR	11/21/23	\$400,000	\$219,300	54.83	\$68,238	\$331,762	\$254,542	1.303	045	006 GT BAY	407	
05-43-475-004-00	121 N BRIDGE	05/29/24	\$582,500	\$218,600	37.53	\$115,238	\$467,262	\$205,124	2.278	005	005 ELK LAKE	407	
05-43-500-005-00	115 DEXTER	03/28/24	\$399,950	\$234,500	58.63	\$192,335	\$207,615	\$176,200	1.178	005	005 ELK LAKE	407	
05-43-500-005-00	115 DEXTER	06/08/23	\$350,000	\$234,500	67.00	\$192,335	\$157,665	\$176,200	0.895	005	005 ELK LAKE	407	
05-43-525-015-00	591 MEGUZEE POINT	09/28/23	\$789,500	\$392,500	49.72	\$143,146	\$646,354	\$278,585	2.320	005	005 ELK LAKE	407	
<b>Totals:</b>			<b>\$9,665,900</b>	<b>\$4,886,000</b>			<b>\$8,255,361</b>	<b>\$4,813,265</b>					
					<b>Sale. Ratio =&gt;</b>	<b>50.55</b>				<b>E.C.F. =&gt;</b>	<b>1.715</b>		
										<b>Ave. E.C.F. =&gt;</b>	<b>1.724</b>		

**ECF USED: 1.715**