

Michigan Shores Country Club ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-0019-0011-05-7	14480 WOODCREST LN	05/07/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000
13-4850-0001-02-5	14426 MAPLE DR	12/09/20	\$479,000	WD	03-ARM'S LENGTH	\$478,500
13-4850-0002-00-5	14440 MAPLE DR	09/29/21	\$629,000	WD	03-ARM'S LENGTH	\$629,000
13-4850-0007-03-1	14383 ASH DR	06/25/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000
13-4850-0014-00-3	19655 ASH CT	05/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000
13-4850-0020-00-3	19688 ASH CT	07/15/22	\$651,300	WD	03-ARM'S LENGTH	\$651,300
13-4850-0029-00-1	14385 EVERGREEN DR	11/17/22	\$467,000	WD	03-ARM'S LENGTH	\$467,000
13-4850-0034-01-2	19722 DOGWOOD DR	10/15/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000
13-4850-0037-00-3	14348 EVERGREEN DR	09/17/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000
13-5000-0020-01-0	19322 HIGHLAND DR	11/26/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000
13-5000-0033-00-6	19335 HIGHLAND DR	09/25/20	\$473,500	WD	03-ARM'S LENGTH	\$473,500
13-5000-0036-01-3	19355 HIGHLAND DR	05/27/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000
13-5000-0052-01-9	14458 RIDGEVIEW DR	08/24/20	\$750,000	WD	03-ARM'S LENGTH	\$740,000
13-5000-0081-00-1	19450 DOGWOOD DR	10/09/20	\$565,000	WD	03-ARM'S LENGTH	\$564,500
13-5000-0094-00-5	14448 SPRING CREEK DR	03/23/21	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000
13-5000-0159-01-8	14454 PINEWOOD DR	04/16/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000
13-5000-0168-00-9	19601 GRAND BEACH RD	09/22/20	\$322,500	WD	03-ARM'S LENGTH	\$313,500
13-5000-0172-00-6	19633 GRAND BEACH RD	10/20/20	\$362,633	WD	03-ARM'S LENGTH	\$362,633
13-5020-0046-02-1	19562 OAK DR	12/09/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000
13-5020-0065-01-0	14243 GRAND BEACH RD	08/07/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000
13-5020-0067-01-1	19727 DOGWOOD DR	09/10/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000
13-5100-0012-01-3	14409 WOODCREST LN	03/15/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000
13-5100-0016-02-7	14383 WOODCREST LN	07/31/20	\$241,750	WD	03-ARM'S LENGTH	\$241,750
13-7150-0001-00-1	18670 LEONARD CT	06/12/20	\$399,990	WD	03-ARM'S LENGTH	\$399,990
13-7150-0002-00-7	18692 LEONARD CT	08/20/20	\$399,900	WD	03-ARM'S LENGTH	\$399,900
13-7150-0009-00-1	18790 LEONARD CT	11/12/21	\$549,900	WD	03-ARM'S LENGTH	\$549,900
13-7150-0013-00-9	18763 LEONARD CT	05/20/22	\$1,285,500	WD	03-ARM'S LENGTH	\$1,285,500
13-7150-0015-00-1	18713 LEONARD CT	06/15/21	\$450,105	WD	03-ARM'S LENGTH	\$450,105
13-7600-0003-00-9	19699 DOGWOOD DR	06/22/21	\$699,000	WD	03-ARM'S LENGTH	\$697,000
13-7600-0004-00-5	19707 DOGWOOD DR	09/14/20	\$800,000	WD	03-ARM'S LENGTH	\$780,000
13-8630-0005-00-9	14396 WOLF LN	10/01/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000
Totals:			\$16,470,078			\$16,428,078

Final Conclusion 1.33

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$499,016	\$232,472	\$247,528	\$236,089	1.048	
\$523,314	\$163,674	\$314,826	\$318,547	0.988	
\$447,269	\$199,848	\$429,152	\$219,151	1.958	
\$375,402	\$137,867	\$207,133	\$210,394	0.984	
\$331,420	\$142,766	\$257,234	\$167,098	1.539	
\$478,261	\$184,608	\$466,692	\$260,100	1.794	
\$457,165	\$165,740	\$301,260	\$258,127	1.167	
\$409,893	\$161,756	\$188,244	\$219,785	0.856	
\$369,710	\$147,259	\$172,741	\$197,034	0.877	
\$704,035	\$161,295	\$523,705	\$480,726	1.089	
\$408,947	\$48,148	\$425,352	\$319,574	1.331	13-5000-0032-00-0
\$423,866	\$82,121	\$597,879	\$302,697	1.975	13-5000-0038-00-8
\$691,927	\$85,827	\$654,173	\$536,847	1.219	
\$472,390	\$86,273	\$478,227	\$259,139	1.845	13-5000-0082-00-7
\$930,568	\$189,413	\$835,587	\$656,470	1.273	
\$448,806	\$112,804	\$317,196	\$297,610	1.066	
\$253,916	\$88,848	\$224,652	\$146,207	1.537	
\$380,091	\$140,395	\$222,238	\$212,308	1.047	
\$575,776	\$147,057	\$367,943	\$379,733	0.969	
\$458,169	\$149,826	\$250,174	\$273,112	0.916	
\$309,800	\$114,533	\$139,467	\$172,956	0.806	
\$384,488	\$119,328	\$265,672	\$234,863	1.131	
\$337,399	\$191,051	\$50,699	\$129,626	0.391	
\$522,749	\$176,960	\$223,030	\$306,279	0.728	
\$457,837	\$123,154	\$276,746	\$296,442	0.934	
\$485,348	\$104,160	\$445,740	\$337,633	1.320	
\$646,399	\$175,990	\$1,109,510	\$416,660	2.663	13-7150-0012-00-2
\$581,443	\$250,880	\$199,225	\$292,793	0.680	
\$661,747	\$145,784	\$551,216	\$457,009	1.206	
\$770,473	\$195,562	\$584,438	\$509,221	1.148	
\$586,618	\$120,167	\$554,833	\$413,154	1.343	
\$15,384,242		\$11,882,512	\$9,517,384		

E.C.F. =>	1.249
Ave. E.C.F. =>	1.220
