

Curtis Township-2024 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
031-026-400-015-00	3557 ALDRICH RD	8/26/2022	12500	QC	03-ARM'S LENGTH	12500	13900	111.2	27765	12025	475	23669.17383	0.020	320	1.484375	RP1		RURAL LOTS 1+	401
032-310-000-014-00	4146 W KINGS CORNER RD	11/23/2021	18000	WD	03-ARM'S LENGTH	18000	36300	201.6666667	72597	8969	9031	102131.6191	0.088	1136	7.949823944	RPL	032-310-000-	RURAL PARCELS LOTS	401
031-030-200-010-00	4015 S BISSONETTE RD	10/25/2022	13000	QC	03-ARM'S LENGTH	13000	26200	201.5384615	52427	6269	6731	69410.52344	0.097	1120	6.009821429	RP1		RURAL LOTS 1+	401
032-260-000-003-00	3455 S BRODIE RD	7/25/2022	12500	WD	03-ARM'S LENGTH	12500	19600	156.8	39291	6409	6091	52780.09766	0.115	556	10.95503597	RPL		RURAL PARCELS LOTS	401
032-321-000-047-00	3122 S SPRUCE ST	7/27/2022	23833	WD	03-ARM'S LENGTH	23833	43200	181.2612764	86332	8007	15826	125722.3125	0.126	1152	13.73784722	RPL		RURAL PARCELS LOTS	401
031-034-200-040-00	4450 W FRASHER RD	6/8/2022	52000	WD	03-ARM'S LENGTH	52000	84900	163.2692308	169894	22417	29583	196636	0.150	1512	19.56547619	RPA		RURAL PARCELS 10+	401
032-260-000-046-01	NANCY ST	7/1/2022	10000	QC	03-ARM'S LENGTH	10000	13000	130	26006	4696	5304	34205.45703	0.155	264	20.09090909	RPL		RURAL PARCELS LOTS	401
032-260-000-091-00	7989 BAMFIELD RD	5/25/2021	14000	WD	03-ARM'S LENGTH	14000	13500	96.42857143	26884	9182	4818	28414.125	0.170	896	5.377232143	RPL	032-260-000-	RURAL PARCELS LOTS	401
032-230-000-008-00	3048 M65	9/2/2021	9700	QC	03-ARM'S LENGTH	9700	11700	120.6185567	23426	4294	5406	30709.4707	0.176	552	9.793478261	RPL		RURAL PARCELS LOTS	401
032-320-000-025-00	4550 W HEMLOCK ST	6/22/2021	30000	WD	03-ARM'S LENGTH	30000	36100	120.3333333	72250	7928	22072	103245.5859	0.214	1344	16.42261905	RPL		RURAL PARCELS LOTS	401
031-021-200-030-00	3616 S M65	12/8/2021	55900	WD	03-ARM'S LENGTH	55900	63600	113.7745975	127134	15750	40150	167494.7344	0.240	1858	21.60925727	RP1		RURAL PARCELS LOTS	401
032-260-000-008-00	BRODIE RD	6/20/2022	12000	WD	03-ARM'S LENGTH	12000	9000	75	17941	6409	5591	18510.43359	0.302	1460	3.829452055	RPL		RURAL PARCELS LOTS	401
032-260-000-068-00	3411 BERT ST	6/17/2021	28000	LC	21-NOT USED/OTHI	28000	26200	93.57142857	52351	3204	24796	78887.64063	0.314	952	26.04621849	RPL		RURAL PARCELS LOTS	401
031-026-400-026-00	3517 ALDRICH RD	12/9/2021	29250	WD	21-NOT USED/OTHI	29250	24900	85.12820513	49818	9178	20072	61112.78125	0.328	980	20.48163265	RP1		RURAL LOTS 1+	401
030-017-100-070-00	3150 BRODIE RD	4/20/2022	15600	OTH	08-ESTATE	15600	0	0	21544	8956	6644	20205.45703	0.329	910	7.301098901	RPL		RURAL PARCELS LOTS	1
032-235-000-011-00	3541 SAWMILL RD	7/16/2021	38150	QC	03-ARM'S LENGTH	38150	30700	80.47182176	61379	10590	27560	81523.27344	0.338	768	35.88541667	RPL		RURAL PARCELS LOTS	401
031-034-200-060-00	4712 S M65	4/2/2021	107000	WD	03-ARM'S LENGTH	107000	75600	70.65420561	151383	60890	46110	136079.7031	0.339	1440	32.02083333	RP1	031-034-200-	RURAL LOTS 1+	401
031-021-200-030-00	3616 S M65	5/27/2022	75000	WD	03-ARM'S LENGTH	75000	63600	84.8	127134	15750	59250	167494.7344	0.354	1858	31.88912809	RP1		RURAL PARCELS LOTS	401
032-150-000-027-00	3038 ROSE ST	6/29/2021	30000	QC	03-ARM'S LENGTH	30000	23900	79.66666667	47851	4649	25351	69345.10156	0.366	1400	18.10785714	RPL		RURAL PARCELS LOTS	401
030-030-100-005-00	3980 S CURTISVILLE RD	5/9/2022	140000	WD	03-ARM'S LENGTH	140000	94800	67.71428571	189519	91108	48892	131214.6719	0.373	1246	39.23916533	RPA	030-030-100-	RURAL PARCELS 10+	401
032-100-000-062-00	HINTZ RD	8/18/2022	28000	WD	03-ARM'S LENGTH	28000	19900	71.07142857	39886	6395	21605	53757.625	0.402	768	28.13151042	RPL		RURAL PARCELS LOTS	401
032-100-000-010-00	7924 W MARTIN DR	10/28/2021	45000	LC	21-NOT USED/OTHI	45000	32800	72.88888889	65670	7068	37932	94064.20313	0.403	1176	32.25510204	RPL		RURAL PARCELS LOTS	401
032-260-000-010-00	3359 BRODIE RD	2/18/2022	45000	WD	03-ARM'S LENGTH	45000	30700	68.22222222	61427	12817	32183	78025.67969	0.412	784	41.0497449	RPL		RURAL PARCELS LOTS	401
031-018-100-065-00	3200 HEALY RD	9/24/2021	89900	WD	03-ARM'S LENGTH	89900	64000	71.19021135	128000	22395	67505	158804.5156	0.425	1341	50.33929903	RP1		RURAL LOTS 1+	401
032-260-000-001-00	BRODIE RD	2/7/2022	8000	WD	03-ARM'S LENGTH	8000	4300	53.75	8623	6529	1471	3361.155762	0.438	0	#DIV/0!	RPL		RURAL PARCELS LOTS	401
030-018-400-025-00	W BAMFIELD RD	11/30/2021	37000	WD	03-ARM'S LENGTH	37000	21700	58.64864865	43333	26900	10100	21910.66602	0.461	624	16.18589744	RPA		RURAL PARCELS 10+	401
032-230-000-010-00	3058 S M65	7/27/2021	42000	WD	03-ARM'S LENGTH	42000	27400	65.23809524	54893	5269	36731	79653.28906	0.461	720	51.01527778	RPL		RURAL PARCELS LOTS	401
032-170-000-007-00	6546 CAMP TEN TRL	12/14/2021	95000	WD	03-ARM'S LENGTH	95000	62000	65.26315789	124035	9956	85044	171547.375	0.496	1688	50.38151659	RP1		RURAL LOTS 1+	401
032-170-000-011-02	4366 LIMBERLOST TRL	9/21/2022	85000	WD	03-ARM'S LENGTH	85000	54900	64.58823529	109814	10004	74996	150090.2188	0.500	1008	74.40079365	RP1		RURAL LOTS 1+	401
031-024-100-015-00	3239 CLOUSE RD	4/5/2022	49000	WD	03-ARM'S LENGTH	49000	30400	62.04081633	60753	10283	38717	75894.73438	0.510	909	42.5929593	RP1		RURAL LOTS 1+	401
032-120-000-025-00	3339 W AUSABLE ST	9/30/2021	60000	WD	03-ARM'S LENGTH	60000	35300	58.83333333	70644	11226	48774	95374	0.511	1280	38.1046875	RPL		RURAL PARCELS LOTS	401
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	19-MULTI PARCEL A	115000	67000	58.26086957	133864	73790	41210	80098.66406	0.514	938	43.93390192	RPA	031-020-200-	RURAL PARCELS 10+	401
032-260-000-057-00	3360 BERT ST	12/7/2022	50000	WD	03-ARM'S LENGTH	50000	29100	58.2	58173	6804	43196	82454.25	0.524	780	55.37948718	RPL		RURAL PARCELS LOTS	401
032-270-001-008-04	5020 W BAMFIELD RD	9/15/2022	40000	WD	08-ESTATE	40000	23200	58	46348	3702	36298	68452.64844	0.530	725	50.0662069	RPL		RURAL PARCELS LOTS	401
032-100-000-063-00	7865 HINTZ RD	10/29/2021	89000	WD	03-ARM'S LENGTH	89000	48600	54.60674157	97125	9085	79915	141316.2188	0.566	1096	72.91514599	RPL		RURAL PARCELS LOTS	401
032-260-000-024-01	BETTY ST	7/9/2021	12500	WD	14-INTO/OUT OF TF	12500	6600	52.8	13282	3583	8917	15568.21875	0.573	460	19.38478261	RPL		RURAL PARCELS LOTS	401
032-205-000-039-00	2936 CROSS ST	12/1/2021	60000	WD	03-ARM'S LENGTH	60000	31200	52	62468	8994	51006	85833.0625	0.594	1344	37.95089286	RPL		RURAL LOTS 1+	401
030-017-200-080-00	3195 CURTISVILLE RD	5/25/2022	58000	WD	03-ARM'S LENGTH	58000	31200	53.79310345	62459	9528	48472	79595.49219	0.609	1056	45.90151515	RP1		RURAL LOTS 1+	401
030-018-100-010-00	3116 CURTISVILLE RD	9/17/2021	140000	WD	03-ARM'S LENGTH	140000	70200	50.14285714	140498	115831	24169	39593.90234	0.610	661	36.56429652	RPL	030-018-100-	RURAL PARCELS LOTS	401
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	03-ARM'S LENGTH	60000	32000	53.33333333	63924	10002	49998	81085.71094	0.617	1344	37.20089286	RP1		RURAL LOTS 1+	401
032-125-000-025-00	4870 CODY	7/29/2022	150000	WD	03-ARM'S LENGTH	150000	78700	52.46666667	157399	10036	139964	221598.5	0.632	2016	69.4265873	RP1		RURAL LOTS 1+	401
032-125-000-002-00	4954 REARING POND TRL	9/30/2021	147900	WD	08-ESTATE	147900	75600	51.11561866	151169	12280	135620	208855.6406	0.649	1512	89.6957672	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	5/31/2022	44000	WD	19-MULTI PARCEL A	44000	22200	50.45454545	44438	16646	27354	41792.48047	0.655	792	34.53787879	RP1	032-125-000-	RURAL LOTS 1+	401
032-170-000-005-00	6590 CAMP TEN TRL	7/16/2021	110000	WD	03-ARM'S LENGTH	110000	55600	50.54545455	111117	10397	99603	151458.6406	0.658	1320	75.45681818	RP1		RURAL LOTS 1+	401
030-013-100-045-00	3250 BISSONETTE RD	4/28/2021	125000	WD	03-ARM'S LENGTH	125000	61300	49.04	122574	7021	117979	173763.9063	0.679	1626	72.55781058	RP1		RURAL LOTS 1+	401
032-196-000-036-00	5175 ELM ST	7/1/2021	89900	WD	03-ARM'S LENGTH	89900	48100	53.50389321	96122	10351	79549	116063.6016	0.685	1152	69.05295139	VLB		RURAL PARCELS LOTS	401
030-013-200-041-00	6325 W BAMFIELD RD	11/16/2021	255000	WD	03-ARM'S LENGTH	255000	124500	48.82352941	248967	81756	173244	251445.1113	0.689	2700	64.16444444	RP1	030-013-200-	RURAL LOTS 1+	401
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	03-ARM'S LENGTH	64000	27700	43.28125	55393	13174	50826	67767.25781	0.750	616	82.50974026	RPL		RURAL PARCELS LOTS	401
031-018-100-042-00	5538 W BAMFIELD RD	1/27/2023	66000	WD	03-ARM'S LENGTH	66000	28000	42.42424242	56051	10229	55								

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032-150-000-010-00	3066 BRODIE RD	6/6/2022	25000 QC	03-ARM'S LENGTH	25000	10200	40.8	20337	4677	20323	25136.4375	0.809	720	28.22638889 RPL	RURAL PARCELS LOTS	401
032-150-000-007-00	BRODIE RD	10/6/2021	105000 WD	03-ARM'S LENGTH	105000	40600	38.66666667	81137	4677	100323	122728.7344	0.817	1176	85.30867347 RPL	RURAL PARCELS LOTS	401
031-011-100-035-00	2536 COLE RD	8/5/2021	250000 WD	03-ARM'S LENGTH	250000	103800	41.52	207647	23803	226197	276457.1563	0.818	1684	134.3212589 RP1	RURAL PARCELS 10+	401
030-017-300-010-00	3321 S CURTISVILLE RD	7/3/2021	100000 LC	21-NOT USED/OTHI	100000	48500	48.5	96963	66930	33070	40044	0.826	1008	32.80753968 RPA	RURAL PARCELS 10+	401
032-260-000-027-00	8053 MARGERETE ST	8/30/2021	35000 WD	03-ARM'S LENGTH	35000	13500	38.57142857	26998	3204	31796	38192.61719	0.833	720	44.16111111 RPL	RURAL PARCELS LOTS	401
031-034-400-015-00	4236 WILLERT	6/30/2021	76900 WD	03-ARM'S LENGTH	76900	29200	37.97139142	58312	7763	69137	81138.03906	0.852	848	81.52948113 RPL	RURAL PARCELS LOTS	401
031-027-200-062-00	4291 S M65	4/29/2022	115000 WD	03-ARM'S LENGTH	115000	45300	39.39130435	90575	12016	102984	118133.8359	0.872	1984	51.90725806 RP1	RURAL LOTS 1+	401
032-205-000-012-00	8025 FLORENCE ST	9/29/2022	68000 WD	03-ARM'S LENGTH	68000	26400	38.82352941	52861	15038	52962	60711.07422	0.872	580	91.3137931 RPL	RURAL PARCELS LOTS	401
032-125-000-031-00	3106 PARKER RD	11/4/2021	130000 WD	03-ARM'S LENGTH	130000	50000	38.46153846	100056	6992	123008	139945.8594	0.879	912	134.877193 RP1	RURAL LOTS 1+	401
030-013-200-035-01	6285 W BAMFIELD RD	7/27/2022	165000 WD	03-ARM'S LENGTH	165000	64000	38.78787879	128016	17473	147527	166230.0781	0.887	1176	125.4481293 RP1	RURAL LOTS 1+	401
032-300-000-016-00	4154 PINE ST	11/11/2021	61000 LC	21-NOT USED/OTHI	61000	21600	35.40983607	43213	8619	52381	55528.08984	0.943	618	84.75889968 RPL	RURAL PARCELS LOTS	401
032-100-000-014-00	W ALVIN DR	10/28/2022	52000 WD	03-ARM'S LENGTH	52000	19200	36.92307692	38459	13722	38278	39706.26172	0.964	664	57.64759036 RPL	RURAL PARCELS LOTS	401
032-320-000-020-00	S BALSAM ST	11/11/2021	140000 WD	03-ARM'S LENGTH	140000	48900	34.92857143	97711	20445	119555	123446.04	0.968	1352	88.42825444 RPL	032-320-000 RURAL PARCELS LOTS	401
031-028-300-014-00	4949 WEBSTER RD	12/9/2022	190000 WD	03-ARM'S LENGTH	190000	74600	39.26315789	149106	61230	128770	132144.3594	0.974	1368	94.13011696 RP1	RURAL PARCELS 10+	401
032-170-000-020-00	4431 LIMBERLOST TRL	11/24/2021	140000 WD	03-ARM'S LENGTH	140000	48000	34.28571429	95981	7098	132902	133658.6406	0.994	1792	74.1640625 RP1	RURAL LOTS 1+	401
030-025-100-015-00	4200 EVANS TRAIL	5/7/2021	120000 LC	21-NOT USED/OTHI	120000	47700	39.75	95497	28110	91890	89849.33594	1.023	1260	72.92857143 RPA	RURAL PARCELS 10+	401
032-310-000-009-00	4176 W KINGS CORNER RD	6/22/2022	95200 WD	03-ARM'S LENGTH	95200	29600	31.09243697	59251	3416	91784	89622.78906	1.024	810	113.3135802 RPL	RURAL PARCELS LOTS	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700 WD	03-ARM'S LENGTH	197700	75100	37.98684876	150284	24247	173453	168049.3281	1.032	1040	166.7817308 RPA	RURAL PARCELS 10+	401
031-016-300-005-10	4839 W F30	6/6/2022	80000 WD	03-ARM'S LENGTH	80000	26500	33.125	52974	6945	73055	69216.53906	1.055	720	101.4652778 RP1	RURAL LOTS 1+	401
031-029-400-025-00		9/7/2022	89000 WD	03-ARM'S LENGTH	89000	30600	34.38202247	61107	18865	70135	63521.80469	1.104	760	92.28289474 RP1	RURAL LOTS 1+	401
031-019-300-020-01	3935 S BISSONETTE RD	8/3/2022	200000 WD	03-ARM'S LENGTH	200000	72900	36.45	145750	32927	167073	150430.6719	1.111	864	193.3715278 RPA	RURAL PARCELS 10+	401
031-020-200-015-04	3617 S LAKEVIEW TRL	4/29/2022	150000 WD	03-ARM'S LENGTH	150000	45700	30.46666667	91473	9113	140887	123849.625	1.138	1344	104.8266369 RP1	RURAL LOTS 1+	401
032-125-000-039-00	4941 BRYANT RD	12/9/2022	105000 WD	03-ARM'S LENGTH	105000	31100	29.61904762	62201	8267	96733	81103.75781	1.193	1560	62.00833333 RP1	RURAL LOTS 1+	401
031-014-100-015-00	3781 W F30	8/15/2022	350000 WD	19-MULTI PARCEL A	350000	111700	31.91428571	223318	75377	274623	222467.6719	1.234	1400	196.1592857 RP1	031-014-100 RURAL PARCELS 10+	401
032-125-000-057-00	4893 QUICK RD	11/9/2022	172500 WD	03-ARM'S LENGTH	172500	51300	29.73913043	102647	24801	147699	117061.6563	1.262	888	166.3277027 RP1	032-125-000 RURAL LOTS 1+	401
032-125-000-045-00	4870 BRYANT RD	7/29/2022	38500 WD	03-ARM'S LENGTH	38500	12000	31.16883117	23950	8267	30233	23583.45898	1.282	980	30.85 RP1	RURAL LOTS 1+	401
032-320-000-007-00	4536 W F30	5/31/2022	107000 WD	03-ARM'S LENGTH	107000	28600	26.72897196	57207	10692	96308	74662.92188	1.290	740	130.1459459 RPL	RURAL PARCELS LOTS	401
030-018-400-030-00	8629 BAMFIELD RD	3/11/2022	131000 WD	03-ARM'S LENGTH	131000	35400	27.02290076	70782	7872	123128	94601.5	1.302	1144	107.6293706 RP1	RURAL LOTS 1+	401
031-008-200-060-00	2595 S HEALY RD	7/14/2021	52900 WD	03-ARM'S LENGTH	52900	14000	26.46502836	27921	4912	47988	34600	1.387	924	51.93506494 RP1	RURAL LOTS 1+	401
031-035-400-030-00	3531 W KINGS CORNER RD	12/8/2021	77000 WD	03-ARM'S LENGTH	77000	20200	26.23376623	40381	11524	65476	46319.42188	1.414	592	110.6013514 RPL	031-035-400 RURAL PARCELS LOTS	401
031-016-300-005-01	4843 W BAMFIELD RD	11/18/2021	315000 WD	03-ARM'S LENGTH	315000	89800	28.50793651	179519	37837	277163	188909.3281	1.467	1540	179.975974 RPA	RURAL PARCELS 10+	401
031-008-400-025-00	2765 SPENCER RD	12/16/2021	181000 WD	03-ARM'S LENGTH	181000	51700	28.56353591	103496	23110	157890	107181.3359	1.473	720	219.2916667 RPA	RURAL PARCELS 10+	401
030-017-100-030-35	8229 WISSMILLER	3/16/2022	385000 WD	03-ARM'S LENGTH	385000	114100	29.63636364	228143	68138	316862	213340	1.485	2436	130.0747126 RPA	RURAL PARCELS 10+	401
031-032-300-017-00	W MILLER TRAIL	3/9/2023	77000 WD	03-ARM'S LENGTH	77000	22200	28.83116883	44480	14967	62033	39350.66797	1.576	708	87.61723164 RPA	RURAL LOTS 1+	401
030-029-100-035-00	ALDRICH RD	5/3/2022	95000 WD	03-ARM'S LENGTH	95000	28700	30.21052632	57304	23110	71890	45592	1.577	792	90.77020202 RPA	RURAL PARCELS 10+	401
032-200-000-004-00	6598 MATTIS (PRIVATE)	9/9/2021	100000 WD	03-ARM'S LENGTH	100000	23700	23.7	47373	12129	87871	52998.49609	1.658	628	139.9219745 RP1	032-200-000 RURAL LOTS 1+	401
031-011-100-050-00	2620 COLE RD	3/15/2022	125000 WD	03-ARM'S LENGTH	115000	36000	31.30434783	71961	37316	77684	46193.33203	1.682	566	137.2508834 RPA	RURAL PARCELS 10+	401
032-200-000-020-00	MATTIS DR	11/6/2021	69900 WD	03-ARM'S LENGTH	69900	15500	22.17453505	30952	8080	61820	36712.67969	1.684	480	128.7916667 RPL	RURAL PARCELS LOTS	401
030-018-400-005-10	3388 CURTISVILLE RD	10/1/2021	53000 WD	03-ARM'S LENGTH	53000	12600	23.77358491	25235	11656	41344	20419.54883	2.025	240	172.2666667 RP1	RURAL LOTS 1+	401
031-011-100-025-00	2597 S COLE RD	3/25/2022	75000 WD	03-ARM'S LENGTH	75000	20600	27.46666667	41216	23850	51150	23154.66602	2.209	0	#DIV/0! RPA	RURAL PARCELS 10+	401
030-024-400-010-00	S BISSONETTE RD	4/21/2022	132000 WD	03-ARM'S LENGTH	132000	42200	31.96969697	84488	66930	65070	23410.66602	2.780	560	116.1964286 RPA	RURAL PARCELS 10+	401
031-036-200-025-00	BERNATHY TRL	10/29/2021	117000 WD	08-ESTATE	117000	0	0	85100	77625	39375	11240.60156	3.503	440	89.48863636 RP1	RURAL PARCELS 10+	1

For 2024, use 0.824 for Agricultural

Curtis Township-2024 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741374	201		Commercial	201
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201		Commerical	201
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46732738	201		Commercial	201
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36761711	201			201
032-270-003-009-00	3327 S M65	8/10/2021	20000	WD	03-ARM'S LENGTH	20000	8100	40.5	16232	6556	13444	19236.58052	0.699	1960	6.859183673	COM		COMMERCIAL	201 AlconaCounty
													0.507						

For Curtis Twp Commerical, use 0.50 for 2024

Curtis Township-2024 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741374	201		Commercial	201
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201		Commerical	201
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46732738	201		Commercial	201
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36761711	201			201
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHE	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799228	201		Commercial	201
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHE	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317073	COM		COMMERCIAL	201 AlconaCounty
032-270-003-009-00	3327 S M65	8/10/2021	20000	WD	03-ARM'S LENGTH	20000	8100	40.5	16232	6556	13444	19236.58052	0.699	1960	6.859183673	COM		COMMERCIAL	201 AlconaCounty
													0.540						

For 2024, use 0.54 for Curtis Twp Industrial

Curtis Township-2024 ECF Analysis Hunters Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
032-163-000-128-00	3592 APACHE TRL	5/9/2022	65000	WD	03-ARM'S LENGTH	65000	50400	77.53846154	100847	6450	58550	154495.9063	0.379	1344	43.5639881	HLB		HUNTERS LAKE BACK	401
032-160-000-058-00	3575 CHIPPEWA DR	7/14/2021	25000	WD	03-ARM'S LENGTH	25000	14800	59.2	29525	15945	9055	22225.85938	0.407	640	14.1484375	HLB		HUNTERS LAKE BACK	401
032-163-000-112-01	4701 APACHE TRL	6/16/2021	70000	WD	14-INTO/OUT OF TR	70000	32700	46.71428571	65441	13493	56507	85021.27344	0.665	720	78.48194444	HLB		HUNTERS LAKE BACK	401
032-163-000-118-00	3561 APACHE TRL	7/30/2021	107000	WD	03-ARM'S LENGTH	107000	34400	32.14953271	68840	3311	103689	107248.7734	0.967	912	113.6940789	HLB		HUNTERS LAKE BACK	401
032-160-000-048-01	3663 CHIPPEWA DR	8/6/2021	87413	WD	03-ARM'S LENGTH	87413	24200	27.68466933	48364	7181	80232	67402.61719	1.190	720	111.4333333	HLB		HUNTERS LAKE BACK	401
													0.722						

For 2024, use 0.722 for Hunters Lake Back

Curtis Township-2024 ECF Analysis Hunters Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
032-160-000-030-00	3550 CHIPPEWA DR	7/29/2021	65000	WD	03-ARM'S LENGTH	65000	58500	90	116967	28728	36272	135961.4844	0.267	1024	35.421875	HLF		HUNTERS LAKE FRONT	401
032-163-000-083-00	3501 ALGONQUIN DR	7/1/2022	70000	QC	03-ARM'S LENGTH	70000	48100	68.71428571	96195	32007	37993	98902.92969	0.384	768	49.47005208	HLF		HUNTERS LAKE FRONT	401
032-162-000-046-00	3342 S IRIQUOIS DR	3/31/2022	135000	WD	03-ARM'S LENGTH	135000	44400	32.88888889	88840	26316	108684	96338.98438	1.128	728	149.2912088	HLF		HUNTERS LAKE FRONT	401
032-163-000-098-00	3621 ALGONQUIN DR	8/12/2022	200000	WD	03-ARM'S LENGTH	200000	56200	28.1	112429	34680	165320	119798.1484	1.380	864	191.3425926	HLF		HUNTERS LAKE FRONT	401
032-163-000-099-01	3625 ALGONQUIN DR	7/7/2022	245000	WD	03-ARM'S LENGTH	245000	80100	32.69387755	160144	106487	138513	82676.42188	1.675	1145	120.9720524	HLF		HUNTERS LAKE FRONT	401
													0.967						

For 2024, use 0.967 for Hunters Lakefront

Curtis Township-2024 ECF Analysis North Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
032-185-005-014-02	2940 WINTERSPORT	4/30/2021	25912	QC	14-INTO/OUT OF TF	25912	45900	177.1380056	91713	5868	20044	137132.5938	0.146	1352	14.8254	NLB		NORTH LAKE BACK	401
032-250-000-001-00	4330 NEVILLE RD	9/1/2022	53500	WD	03-ARM'S LENGTH	53500	46900	87.6635514	93716	10964	42536	132191.6875	0.322	1352	31.4615	NLB		NORTH LAKE BACK	401
031-010-300-010-00	2781 NORTH LAKE RD	12/6/2022	70000	WD	03-ARM'S LENGTH	70000	48100	68.71428571	96293	36968	33032	94768.36719	0.349	740	44.6378	NLB		RURAL LOTS 1+	401
032-250-000-006-00	4278 W NEVILLE RD	9/17/2021	25000	WD	21-NOT USED/OTHE	25000	16700	66.8	33310	7705	17295	40902.55469	0.423	768	22.5195	NLB		NORTH LAKE BACK	401
032-185-005-036-00	3003 S NORTHERN DR	10/15/2021	80000	WD	14-INTO/OUT OF TF	80000	40500	50.625	80919	3891	76109	123047.9219	0.619	1020	74.6167	NLB		NORTH LAKE BACK	401
032-185-006-031-00	3030 NORTHERN DR	6/8/2022	45000	WD	03-ARM'S LENGTH	45000	22600	50.22222222	45231	20249	24751	39907.34766	0.620	602	41.1146	NLB	032-185-	NORTH LAKE BACK	402
032-185-004-018-00	3026 LAKE SHORE DR	9/6/2022	73500	WD	03-ARM'S LENGTH	73500	31000	42.17687075	61932	9874	63626	83159.74219	0.765	772	82.4171	NLB		NORTH LAKE BACK	401
032-185-005-056-00	2933 NORTERN DR	6/29/2021	58000	WD	03-ARM'S LENGTH	58000	22800	39.31034483	45621	7782	50218	60445.6875	0.831	728	68.9808	NLB		NORTH LAKE BACK	401
032-185-005-047-00	3009 S NORTHERN DR	11/15/2021	147000	WD	03-ARM'S LENGTH	147000	30500	20.74829932	60913	15564	131436	72442.49219	1.814	840	156.471	NLB	032-185-	NORTH LAKE BACK	401
													0.654						

For 2024, use 0.654 for North Lake Backlots

Curtis Township-2024 ECF Analysis North Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
031-010-300-027-00	2800 N NORTH LAKE RD	4/12/2021	260000	WD	03-ARM'S LENGTH	260000	146900	56.5	293829	210664	49336	146675.4844	0.336	1488	33.15591398	NLF		NORTH LAKE FRONT	401
031-015-200-080-00	3138 NORTH LAKE RD	2/8/2022	108000	OTH	21-NOT USED/OTHE	108000	68800	63.7037037	137563	47371	60629	159068.7871	0.381	1836	33.02233115	NLF	032-140-	NORTH LAKE FRONT	401
032-185-001-034-00	3029 LAKE SHORE DR	12/1/2021	115000	WD	03-ARM'S LENGTH	115000	47000	40.86956522	93999	32027	82973	109298.0625	0.759	953	87.06505771	NLF		NORTH LAKE FRONT	401
032-185-001-012-00	2943 LAKE SHORE DR	12/12/2022	190000	WD	03-ARM'S LENGTH	190000	70800	37.26315789	141656	70919	119081	124756.6172	0.955	936	127.2232906	NLF		NORTH LAKE FRONT	401
031-010-300-055-00	2850 N LAKE TRAIL	9/26/2022	330000	WD	03-ARM'S LENGTH	330000	86800	26.3030303	173511	102137	227863	125880.0723	1.810	1980	115.0823232	NLF		NORTH LAKE FRONT	401
													0.848						

For 2024, use 0.848 for North Lake front properties

Curtis Township-2024 ECF Analysis Rural Parcels 1+ Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
031-026-400-015-00	3557 ALDRICH RD	8/26/2022	12500	QC	03-ARM'S LENGTH	12500	13900	111.2	27765	12025	475	23669.17383	0.020	320	1.484375	RP1		RURAL LOTS 1+	401
032-310-000-014-00	4146 W KINGS CORNER RD	11/23/2021	18000	WD	03-ARM'S LENGTH	18000	36300	201.6666667	72597	8969	9031	102131.6191	0.088	1136	7.949823944	RPL	032-310-000	RURAL PARCELS LOTS	401
031-030-200-010-00	4015 S BISSONNETTE RD	10/25/2022	13000	QC	03-ARM'S LENGTH	13000	26200	201.5384615	52427	6269	6731	69410.52344	0.097	1120	6.009821429	RP1		RURAL LOTS 1+	401
032-260-000-003-00	3455 S BRODIE RD	7/25/2022	12500	WD	03-ARM'S LENGTH	12500	19600	156.8	39291	6409	6091	52780.09766	0.115	556	10.95503597	RPL		RURAL PARCELS LOTS	401
032-321-000-047-00	3122 S SPRUCE ST	7/27/2022	23833	WD	03-ARM'S LENGTH	23833	43200	181.2612764	86332	8007	15826	125722.3125	0.126	1152	13.73784722	RPL		RURAL PARCELS LOTS	401
031-034-200-040-00	4450 W FRASHER RD	6/8/2022	52000	WD	03-ARM'S LENGTH	52000	84900	163.2692308	169894	22417	29583	196636	0.150	1512	19.56547619	RPA		RURAL PARCELS 10+	401
032-260-000-046-01	NANCY ST	7/1/2022	10000	QC	03-ARM'S LENGTH	10000	13000	130	26006	4696	5304	34205.45703	0.155	264	20.09090909	RPL		RURAL PARCELS LOTS	401
032-260-000-091-00	7989 BAMFIELD RD	5/25/2021	14000	WD	03-ARM'S LENGTH	14000	13500	96.42857143	26884	9182	4818	28414.125	0.170	896	5.377232143	RPL	032-260-000	RURAL PARCELS LOTS	401
032-230-000-008-00	3048 M65	9/2/2021	9700	QC	03-ARM'S LENGTH	9700	9700		23426	4294	5406	30709.4707	0.176	552	9.793478261	RPL		RURAL PARCELS LOTS	401
032-320-000-025-00	4550 W HEMLOCK ST	6/22/2021	30000	WD	03-ARM'S LENGTH	30000	36100	120.3333333	72250	7928	22072	103245.5859	0.214	1344	16.42261905	RPL		RURAL PARCELS LOTS	401
031-021-200-030-00	3616 S M65	12/8/2021	55900	WD	03-ARM'S LENGTH	55900	63600	113.7745975	127134	15750	40150	167494.7344	0.240	1858	21.60925727	RP1		RURAL PARCELS LOTS	401
032-260-000-008-00	BRODIE RD	6/20/2022	12000	WD	03-ARM'S LENGTH	12000	9000	75	17941	6409	5591	18510.43359	0.302	1460	3.829452055	RPL		RURAL PARCELS LOTS	401
032-260-000-068-00	3411 BERT ST	6/17/2021	28000	LC	21-NOT USED/OTHI	28000	26200	93.57142857	52351	3204	24796	78887.64063	0.314	952	26.04621849	RPL		RURAL PARCELS LOTS	401
031-026-400-026-00	3517 ALDRICH RD	12/9/2021	29250	CD	21-NOT USED/OTHI	29250	24900	85.12820513	49818	9178	20072	61112.78125	0.328	980	20.48163265	RP1		RURAL LOTS 1+	401
030-017-100-070-00	3150 BRODIE RD	4/20/2022	15600	OTH	08-ESTATE	15600	0	0	21544	8956	6644	20205.45703	0.329	910	7.301098901	RPL		RURAL PARCELS LOTS	1
032-235-000-011-00	3541 SAWMILL RD	7/16/2021	38150	QC	03-ARM'S LENGTH	38150	30700	80.47182176	61379	10590	27560	81523.27344	0.338	768	35.88541667	RPL		RURAL PARCELS LOTS	401
031-034-200-060-00	4712 S M65	4/2/2021	107000	WD	03-ARM'S LENGTH	107000	75600	70.65420561	151383	60890	46110	136079.7031	0.339	1440	32.02083333	RP1	031-034-200	RURAL LOTS 1+	401
031-021-200-030-00	3616 S M65	5/27/2022	75000	WD	03-ARM'S LENGTH	75000	63600	84.8	127134	15750	59250	167494.7344	0.354	1858	31.88912809	RP1		RURAL PARCELS LOTS	401
032-150-000-027-00	3038 ROSE ST	6/29/2021	30000	QC	03-ARM'S LENGTH	30000	23900	79.66666667	47851	4649	25351	69345.10156	0.366	1400	18.10785714	RPL		RURAL PARCELS LOTS	401
030-030-100-005-00	3980 S CURTISVILLE RD	5/9/2022	140000	WD	03-ARM'S LENGTH	140000	94800	67.71428571	189519	91108	48892	131214.6719	0.373	1246	39.23916533	RPA	030-030-100	RURAL PARCELS 10+	401
032-100-000-062-00	HINTZ RD	8/18/2022	28000	WD	03-ARM'S LENGTH	28000	19900	71.07142857	39886	6395	21605	53757.625	0.402	768	28.13151042	RPL		RURAL PARCELS LOTS	401
032-100-000-010-00	7924 W MARTIN DR	10/28/2021	45000	LC	21-NOT USED/OTHI	45000	32800	72.88888889	65670	7068	37932	94064.20313	0.403	1176	32.25510204	RPL		RURAL PARCELS LOTS	401
032-260-000-010-00	3359 BRODIE RD	2/18/2022	45000	WD	03-ARM'S LENGTH	45000	30700	68.22222222	61427	12817	32183	78025.67969	0.412	784	41.0497449	RPL		RURAL PARCELS LOTS	401
031-018-100-065-00	3200 HEALY RD	9/24/2021	89900	WD	03-ARM'S LENGTH	89900	64000	71.19021135	128000	22395	67505	158804.5156	0.425	1341	50.33929903	RP1		RURAL LOTS 1+	401
032-260-000-001-00	BRODIE RD	2/7/2022	8000	WD	03-ARM'S LENGTH	8000	4300	53.75	8623	6529	1471	3361.155762	0.438	0	#DIV/0!	RPL		RURAL PARCELS LOTS	401
030-018-400-025-00	W BAMFIELD RD	11/30/2021	37000	WD	03-ARM'S LENGTH	37000	21700	58.64864865	43333	26900	10100	21910.66602	0.461	624	16.18589744	RPA		RURAL PARCELS 10+	401
032-230-000-010-00	3058 S M65	7/27/2021	42000	WD	03-ARM'S LENGTH	42000	27400	65.23809524	54893	5269	36731	79653.28906	0.461	720	51.01527778	RPL		RURAL PARCELS LOTS	401
032-170-000-007-00	6546 CAMP TEN TRL	12/14/2021	95000	WD	03-ARM'S LENGTH	95000	62000	65.26315789	124035	9956	85044	171547.375	0.496	1688	50.38151659	RP1		RURAL LOTS 1+	401
032-170-000-011-02	4366 LIMBERLOST TRL	9/21/2022	85000	WD	03-ARM'S LENGTH	85000	54900	64.58823529	109814	10004	74996	150090.2188	0.500	1008	74.40079365	RP1		RURAL LOTS 1+	401
031-024-100-015-00	3239 CLOUSE RD	4/5/2022	49000	WD	03-ARM'S LENGTH	49000	30400	62.04081633	60753	10283	38717	75894.73438	0.510	909	42.5929593	RP1		RURAL LOTS 1+	401
032-120-000-025-00	3339 W AUSABLE ST	9/30/2021	60000	WD	03-ARM'S LENGTH	60000	35300	58.83333333	70644	11226	48774	95374	0.511	1280	38.1046875	RPL		RURAL PARCELS LOTS	401
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	19-MULTI PARCEL A	115000	67000	58.26086957	133864	73790	41210	80098.66406	0.514	938	43.93390192	RPA	031-020-200	RURAL PARCELS 10+	401
032-260-000-057-00	3360 BERT ST	12/7/2022	50000	WD	03-ARM'S LENGTH	50000	29100	58.2	58173	6804	43196	82454.25	0.524	780	55.37948718	RPL		RURAL PARCELS LOTS	401
032-270-001-008-04	5020 W BAMFIELD RD	9/15/2022	40000	WD	08-ESTATE	40000	23200	58	46348	3702	36298	68452.64844	0.530	725	50.0662069	RPL		RURAL PARCELS LOTS	401
032-100-000-063-00	7865 HINTZ RD	10/29/2021	89000	WD	03-ARM'S LENGTH	89000	48600	54.60674157	97125	9085	79915	141316.2188	0.566	1096	72.91514599	RPL		RURAL PARCELS LOTS	401
032-260-000-024-01	BETTY ST	7/9/2021	12500	WD	14-INTO/OUT OF TF	12500	6600	52.8	13282	3583	8917	15568.21875	0.573	460	19.38478261	RPL		RURAL PARCELS LOTS	401
032-205-000-039-00	2936 CROSS ST	12/1/2021	60000	WD	03-ARM'S LENGTH	60000	31200	52	62468	8994	51006	85833.0625	0.594	1344	37.95089286	RPL		RURAL PARCELS LOTS	401
030-017-200-080-00	3195 CURTISVILLE RD	5/25/2022	58000	WD	03-ARM'S LENGTH	58000	31200	53.79310345	62459	9528	48472	79595.49219	0.609	1056	45.90151515	RP1		RURAL LOTS 1+	401
030-018-100-010-00	3116 CURTISVILLE RD	9/17/2021	140000	WD	03-ARM'S LENGTH	140000	70200	50.14285714	140498	115831	24169	39593.90234	0.610	661	36.56429652	RPL	030-018-100	RURAL PARCELS LOTS	401
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	03-ARM'S LENGTH	60000	32000	53.33333333	63924	10002	49998	81085.71094	0.617	1344	37.20089286	RP1		RURAL LOTS 1+	401
032-125-000-025-00	4870 CODY	7/29/2022	150000	WD	03-ARM'S LENGTH	150000	78700	52.46666667	157399	10036	139964	221598.5	0.632	2016	69.4265873	RP1		RURAL LOTS 1+	401
032-125-000-002-00	4954 REARING POND TRL	9/30/2021	147900	WD	08-ESTATE	147900	75600	51.11561866	151169	12280	135620	208855.6406	0.649	1512	89.6957672	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	5/31/2022	44000	WD	19-MULTI PARCEL A	44000	22200	50.45454545	44438	16646	27354	41792.48047	0.655	792	34.53787879	RP1	032-125-000	RURAL LOTS 1+	401
032-170-000-005-00	6590 CAMP TEN TRL	7/16/2021	110000	WD	03-ARM'S LENGTH	110000	55600	50.54545455	111117	10397	99603	151458.6406	0.658	1320	75.45681818	RP1		RURAL LOTS 1+	401
030-013-100-045-00	3250 BISSONNETTE RD	4/28/2021	125000	WD	03-ARM'S LENGTH	125000	61300	49.04	122574	7021	117979	173763.9063	0.679	1626	72.55781058	RP1		RURAL LOTS 1+	401
032-196-000-036-00	5175 ELM ST	7/1/2021	89900	WD	03-ARM'S LENGTH	89900	48100	53.50389321	96122	10351	79549	116063.6016	0.685	2700	64.16444444	RP1	030-013-200	RURAL LOTS 1+	401
030-013-200-041-00	6325 W BAMFIELD RD	11/16/2021	255000	WD	03-ARM'S LENGTH	255000	124500	48.82352941	248967	81756	173244	251445.1113	0.689	616	82.50974026	RPL		RURAL PARCELS LOTS	401
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	03-ARM'S LENGTH	64000	27700	43.28125	55393	13174	50826	67767.25781	0.750	652	85.53834356	RPL		RURAL LOTS 1+	401
031-018-100-042-00	5538 W BAMFIELD RD	1/27/2023	66000	WD	03-ARM'S LENGTH	66000	28000	42.42424242	56051	10229	55771								

2 of 2

032-150-000-010-00	3066 BRODIE RD	6/6/2022	25000 QC	03-ARM'S LENGTH	25000	10200	40.8	20337	4677	20323	25136.4375	0.809	720	28.22638889 RPL	RURAL PARCELS LOTS	401
032-150-000-007-00	BRODIE RD	10/6/2021	105000 WD	03-ARM'S LENGTH	105000	40600	38.66666667	81137	4677	100323	122728.7344	0.817	1176	85.30867347 RPL	RURAL PARCELS LOTS	401
031-011-100-035-00	2536 COLE RD	8/5/2021	250000 WD	03-ARM'S LENGTH	250000	103800	41.52	207647	23803	226197	276457.1563	0.818	1684	134.3212589 RP1	RURAL PARCELS 10+	401
030-017-300-010-00	3321 S CURTISVILLE RD	7/3/2021	100000 LC	21-NOT USED/OTHI	100000	48500	48.5	96963	66930	33070	40044	0.826	1008	32.80753968 RPA	RURAL PARCELS 10+	401
032-260-000-027-00	8053 MARGERETE ST	8/30/2021	35000 WD	03-ARM'S LENGTH	35000	13500	38.57142857	26998	3204	31796	38192.61719	0.833	720	44.16111111 RPL	RURAL PARCELS LOTS	401
031-034-400-015-00	4236 WILLERT	6/30/2021	76900 WD	03-ARM'S LENGTH	76900	29200	37.97139142	58312	7763	69137	81138.03906	0.852	848	81.52948113 RPL	RURAL PARCELS LOTS	401
031-027-200-062-00	4291 S M65	4/29/2022	115000 WD	03-ARM'S LENGTH	115000	45300	39.39130435	90575	12016	102984	118133.8359	0.872	1984	51.90725806 RP1	RURAL LOTS 1+	401
032-205-000-012-00	8025 FLORENCE ST	9/29/2022	68000 WD	03-ARM'S LENGTH	68000	26400	38.82352941	52861	15038	52962	60711.07422	0.872	580	91.3137931 RPL	RURAL PARCELS LOTS	401
032-125-000-031-00	3106 PARKER RD	11/4/2021	130000 WD	03-ARM'S LENGTH	130000	50000	38.46153846	100056	6992	123008	139945.8594	0.879	912	134.877193 RP1	RURAL LOTS 1+	401
030-013-200-035-01	6285 W BAMFIELD RD	7/27/2022	165000 WD	03-ARM'S LENGTH	165000	64000	38.78787879	128016	17473	147527	166230.0781	0.887	1176	125.4481293 RP1	RURAL LOTS 1+	401
032-300-000-016-00	4154 PINE ST	11/11/2021	61000 LC	21-NOT USED/OTHI	61000	21600	35.40983607	43213	8619	52381	55528.08984	0.943	618	84.75889968 RPL	RURAL PARCELS LOTS	401
032-100-000-014-00	W ALVIN DR	10/28/2022	52000 WD	03-ARM'S LENGTH	52000	19200	36.92307692	38459	13722	38278	39706.26172	0.964	664	57.64759036 RPL	RURAL PARCELS LOTS	401
032-320-000-020-00	S BALSAM ST	11/11/2021	140000 WD	03-ARM'S LENGTH	140000	48900	34.92857143	97711	20445	119555	123446.04	0.968	1352	88.42825444 RPL	032-320-000 RURAL PARCELS LOTS	401
031-028-300-014-00	4949 WEBSTER RD	12/9/2022	190000 WD	03-ARM'S LENGTH	190000	74600	39.26315789	149106	61230	128770	132144.3594	0.974	1368	94.13011696 RP1	RURAL PARCELS 10+	401
032-170-000-020-00	4431 LIMBERLOST TRL	11/24/2021	140000 WD	03-ARM'S LENGTH	140000	48000	34.28571429	95981	7098	132902	133658.6406	0.994	1792	74.1640625 RP1	RURAL LOTS 1+	401
030-025-100-015-00	4200 EVANS TRAIL	5/7/2021	120000 LC	21-NOT USED/OTHI	120000	47700	39.75	95497	28110	91890	89849.33594	1.023	1260	72.92857143 RPA	RURAL PARCELS 10+	401
032-310-000-009-00	4176 W KINGS CORNER RD	6/22/2022	95200 WD	03-ARM'S LENGTH	95200	29600	31.09243697	59251	3416	91784	89622.78906	1.024	810	113.3135802 RPL	RURAL PARCELS LOTS	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700 WD	03-ARM'S LENGTH	197700	75100	37.98684876	150284	24247	173453	168049.3281	1.032	1040	166.7817308 RPA	RURAL PARCELS 10+	401
031-016-300-005-10	4839 W F30	6/6/2022	80000 WD	03-ARM'S LENGTH	80000	26500	33.125	52974	6945	73055	69216.53906	1.055	720	101.4652778 RP1	RURAL LOTS 1+	401
031-029-400-025-00		9/7/2022	89000 WD	03-ARM'S LENGTH	89000	30600	34.38202247	61107	18865	70135	63521.80469	1.104	760	92.28289474 RP1	RURAL LOTS 1+	401
031-019-300-020-01	3935 S BISSONETTE RD	8/3/2022	200000 WD	03-ARM'S LENGTH	200000	72900	36.45	145750	32927	167073	150430.6719	1.111	864	193.3715278 RPA	RURAL PARCELS 10+	401
031-020-200-015-04	3617 S LAKEVIEW TRL	4/29/2022	150000 WD	03-ARM'S LENGTH	150000	45700	30.46666667	91473	9113	140887	123849.625	1.138	1344	104.8266369 RP1	RURAL LOTS 1+	401
032-125-000-039-00	4941 BRYANT RD	12/9/2022	105000 WD	03-ARM'S LENGTH	105000	31100	29.61904762	62201	8267	96733	81103.75781	1.193	1560	62.00833333 RP1	RURAL LOTS 1+	401
031-014-100-015-00	3781 W F30	8/15/2022	350000 WD	19-MULTI PARCEL A	350000	111700	31.91428571	223318	75377	274623	222467.6719	1.234	1400	196.1592857 RP1	031-014-100- RURAL PARCELS 10+	401
032-125-000-057-00	4893 QUICK RD	11/9/2022	172500 WD	03-ARM'S LENGTH	172500	51300	29.73913043	102647	24801	147699	117061.6563	1.262	888	166.3277027 RP1	032-125-000- RURAL LOTS 1+	401
032-125-000-045-00	4870 BRYANT RD	7/29/2022	38500 WD	03-ARM'S LENGTH	38500	12000	31.16883117	23950	8267	30233	23583.45898	1.282	980	30.85 RP1	RURAL LOTS 1+	401
032-320-000-007-00	4536 W F30	5/31/2022	107000 WD	03-ARM'S LENGTH	107000	28600	26.72897196	57207	10692	96308	74662.92188	1.290	740	130.1459459 RPL	RURAL PARCELS LOTS	401
030-018-400-030-00	8629 BAMFIELD RD	3/11/2022	131000 WD	03-ARM'S LENGTH	131000	35400	27.02290076	70782	7872	123128	94601.5	1.302	1144	107.6293706 RP1	RURAL LOTS 1+	401
031-008-200-060-00	2595 S HEALY RD	7/14/2021	52900 WD	03-ARM'S LENGTH	52900	14000	26.46502836	27921	4912	47988	34600	1.387	924	51.93506494 RP1	RURAL LOTS 1+	401
031-035-400-030-00	3531 W KINGS CORNER RD	12/8/2021	77000 WD	03-ARM'S LENGTH	77000	20200	26.23376623	40381	11524	65476	46319.42188	1.414	592	110.6013514 RPL	031-035-400- RURAL PARCELS LOTS	401
031-016-300-005-01	4843 W BAMFIELD RD	11/18/2021	315000 WD	03-ARM'S LENGTH	315000	89800	28.50793651	179519	37837	277163	188909.3281	1.467	1540	179.975974 RPA	RURAL PARCELS 10+	401
031-008-400-025-00	2765 SPENCER RD	12/16/2021	181000 WD	03-ARM'S LENGTH	181000	51700	28.56353591	103496	23110	157890	107181.3359	1.473	720	219.2916667 RPA	RURAL PARCELS 10+	401
030-017-100-030-35	8229 WISSMILLER	3/16/2022	385000 WD	03-ARM'S LENGTH	385000	114100	29.63636364	228143	68138	316862	213340	1.485	2436	130.0747126 RPA	RURAL PARCELS 10+	401
031-032-300-017-00	W MILLER TRAIL	3/9/2023	77000 WD	03-ARM'S LENGTH	77000	22200	28.83116883	44480	14967	62033	39350.66797	1.576	708	87.61723164 RPA	RURAL LOTS 1+	401
030-029-100-035-00	ALDRICH RD	5/3/2022	95000 WD	03-ARM'S LENGTH	95000	28700	30.21052632	57304	23110	71890	45592	1.577	792	90.77020202 RPA	RURAL PARCELS 10+	401
032-200-000-004-00	6598 MATTIS (PRIVATE)	9/9/2021	100000 WD	03-ARM'S LENGTH	100000	23700	23.7	47373	12129	87871	52998.49609	1.658	628	139.9219745 RP1	032-200-000- RURAL LOTS 1+	401
031-011-100-050-00	2620 COLE RD	3/15/2022	125000 WD	03-ARM'S LENGTH	115000	36000	31.30434783	71961	37316	77684	46193.33203	1.682	566	137.2508834 RPA	RURAL PARCELS 10+	401
032-200-000-020-00	MATTIS DR	11/6/2021	69900 WD	03-ARM'S LENGTH	69900	15500	22.17453505	30952	8080	61820	36712.67969	1.684	480	128.7916667 RPL	RURAL PARCELS LOTS	401
030-018-400-005-10	3388 CURTISVILLE RD	10/1/2021	53000 WD	03-ARM'S LENGTH	53000	12600	23.77358491	25235	11656	41344	20419.54883	2.025	240	172.2666667 RP1	RURAL LOTS 1+	401
031-011-100-025-00	2597 S COLE RD	3/25/2022	75000 WD	03-ARM'S LENGTH	75000	20600	27.46666667	41216	23850	51150	23154.66602	2.209	0	#DIV/O! RPA	RURAL PARCELS 10+	401
030-024-400-010-00	S BISSONETTE RD	4/21/2022	132000 WD	03-ARM'S LENGTH	132000	42200	31.96969697	84488	66930	65070	23410.66602	2.780	560	116.1964286 RPA	RURAL PARCELS 10+	401
031-036-200-025-00	BERNATHY TRL	10/29/2021	117000 WD	08-ESTATE	117000	0	0	85100	77625	39375	11240.60156	3.503	440	89.48863636 RP1	RURAL PARCELS 10+	1

Curtis Township-2024 ECF Analysis Residential Acreage Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
031-026-400-015-00	3557 ALDRICH RD	8/26/2022	12500	QC	03-ARM'S LENGTH	12500	13900	111.2	27765	12025	475	23669.17383	0.020	320	1.484375	RP1		RURAL LOTS 1+	401
032-310-000-014-00	4146 W KINGS CORNER RD	11/23/2021	18000	WD	03-ARM'S LENGTH	18000	36300	201.6666667	72597	8969	9031	102131.6191	0.088	1136	7.949823944	RPL	032-310-000	RURAL PARCELS LOTS	401
031-030-200-010-00	4015 S BISSONNETTE RD	10/25/2022	13000	QC	03-ARM'S LENGTH	13000	26200	201.5384615	52427	6269	6731	69410.52344	0.097	1120	6.009821429	RP1		RURAL LOTS 1+	401
032-260-000-003-00	3455 S BRODIE RD	7/25/2022	12500	WD	03-ARM'S LENGTH	12500	19600	156.8	39291	6409	6091	52780.09766	0.115	556	10.95503597	RPL		RURAL PARCELS LOTS	401
032-321-000-047-00	3122 S SPRUCE ST	7/27/2022	23833	WD	03-ARM'S LENGTH	23833	43200	181.2612764	86332	8007	15826	125722.3125	0.126	1152	13.73784722	RPL		RURAL PARCELS LOTS	401
031-034-200-040-00	4450 W FRASHER RD	6/8/2022	52000	WD	03-ARM'S LENGTH	52000	84900	163.2692308	169894	22417	29583	196636	0.150	1512	19.56547619	RPA		RURAL PARCELS 10+	401
032-260-000-046-01	NANCY ST	7/1/2022	10000	QC	03-ARM'S LENGTH	10000	13000	130	26006	4696	5304	34205.45703	0.155	264	20.09090909	RPL		RURAL PARCELS LOTS	401
032-260-000-091-00	7989 BAMFIELD RD	5/25/2021	14000	WD	03-ARM'S LENGTH	14000	13500	96.42857143	26884	9182	4818	28414.125	0.170	896	5.377232143	RPL	032-260-000	RURAL PARCELS LOTS	401
032-230-000-008-00	3048 M65	9/2/2021	9700	QC	03-ARM'S LENGTH	9700	11700	120.6185567	23426	4294	5406	30709.4707	0.176	552	9.793478261	RPL		RURAL PARCELS LOTS	401
032-320-000-025-00	4550 W HEMLOCK ST	6/22/2021	30000	WD	03-ARM'S LENGTH	30000	36100	120.3333333	72250	7928	22072	103245.5859	0.214	1344	16.42261905	RPL		RURAL PARCELS LOTS	401
031-021-200-030-00	3616 S M65	12/8/2021	55900	WD	03-ARM'S LENGTH	55900	63600	113.7745975	127134	15750	40150	167494.7344	0.240	1858	21.60925727	RP1		RURAL PARCELS LOTS	401
032-260-000-008-00	BRODIE RD	6/20/2022	12000	WD	03-ARM'S LENGTH	12000	9000	75	17941	6409	5591	18510.43359	0.302	1460	3.829452055	RPL		RURAL PARCELS LOTS	401
032-260-000-068-00	3411 BERT ST	6/17/2021	28000	LC	21-NOT USED/OTHI	28000	26200	93.57142857	52351	3204	24796	78887.64063	0.314	952	26.04621849	RPL		RURAL PARCELS LOTS	401
031-026-400-026-00	3517 ALDRICH RD	12/9/2021	29250	WD	21-NOT USED/OTHI	29250	24900	85.12820513	49818	9178	20072	61112.78125	0.328	980	20.48163265	RP1		RURAL LOTS 1+	401
030-017-100-070-00	3150 BRODIE RD	4/20/2022	15600	OTH	08-ESTATE	15600	0	0	21544	8956	6644	20205.45703	0.329	910	7.301098901	RPL		RURAL PARCELS LOTS	1
032-235-000-011-00	3541 SAWMILL RD	7/16/2021	38150	QC	03-ARM'S LENGTH	38150	30700	80.47182176	61379	10590	27560	81523.27344	0.338	768	35.88541667	RPL		RURAL PARCELS LOTS	401
031-034-200-060-00	4712 S M65	4/2/2021	107000	WD	03-ARM'S LENGTH	107000	75600	70.65420561	151383	60890	46110	136079.7031	0.339	1440	32.02083333	RP1	031-034-200	RURAL LOTS 1+	401
031-021-200-030-00	3616 S M65	5/27/2022	75000	WD	03-ARM'S LENGTH	75000	63600	84.8	127134	15750	59250	167494.7344	0.354	1858	31.88912809	RP1		RURAL PARCELS LOTS	401
032-150-000-027-00	3038 ROSE ST	6/29/2021	30000	QC	03-ARM'S LENGTH	30000	23900	79.66666667	47851	4649	25351	69345.10156	0.366	1400	18.10785714	RPL		RURAL PARCELS LOTS	401
030-030-100-005-00	3980 S CURTISVILLE RD	5/9/2022	140000	WD	03-ARM'S LENGTH	140000	94800	67.71428571	189519	91108	48892	131214.6719	0.373	1246	39.23916533	RPA	030-030-100	RURAL PARCELS 10+	401
032-100-000-062-00	HINTZ RD	8/18/2022	28000	WD	03-ARM'S LENGTH	28000	19900	71.07142857	39886	6395	21605	53757.625	0.402	768	28.13151042	RPL		RURAL PARCELS LOTS	401
032-100-000-010-00	7924 W MARTIN DR	10/28/2021	45000	LC	21-NOT USED/OTHI	45000	32800	72.88888889	65670	7068	37932	94064.20313	0.403	1176	32.25510204	RPL		RURAL PARCELS LOTS	401
032-260-000-010-00	3359 BRODIE RD	2/18/2022	45000	WD	03-ARM'S LENGTH	45000	30700	68.22222222	61427	12817	32183	78025.67969	0.412	784	41.0497449	RPL		RURAL PARCELS LOTS	401
031-018-100-065-00	3200 HEALY RD	9/24/2021	89900	WD	03-ARM'S LENGTH	89900	64000	71.19021135	128000	22395	67505	158804.5156	0.425	1341	50.33929903	RP1		RURAL LOTS 1+	401
032-260-000-001-00	BRODIE RD	2/7/2022	8000	WD	03-ARM'S LENGTH	8000	4300	53.75	8623	6529	1471	3361.155762	0.438	0	#DIV/0!	RPL		RURAL PARCELS LOTS	401
030-018-400-025-00	W BAMFIELD RD	11/30/2021	37000	WD	03-ARM'S LENGTH	37000	21700	58.64864865	43333	26900	10100	21910.66602	0.461	624	16.18589744	RPA		RURAL PARCELS LOTS	401
032-230-000-010-00	3058 S M65	7/27/2021	42000	WD	03-ARM'S LENGTH	42000	27400	65.23809524	54893	5269	36731	79653.28906	0.461	720	51.01527778	RPL		RURAL PARCELS LOTS	401
032-170-000-007-00	6546 CAMP TEN TRL	12/14/2021	95000	WD	03-ARM'S LENGTH	95000	62000	65.26315789	124035	9956	85044	171547.375	0.496	1688	50.38151659	RP1		RURAL LOTS 1+	401
032-170-000-011-02	4366 LIMBERLOST TRL	9/21/2022	85000	WD	03-ARM'S LENGTH	85000	54900	64.58823529	109814	10004	74996	150090.2188	0.500	1008	74.40079365	RP1		RURAL LOTS 1+	401
031-024-100-015-00	3239 CLOUSE RD	4/5/2022	49000	WD	03-ARM'S LENGTH	49000	30400	62.04081633	60753	10283	38717	75894.73438	0.510	909	42.5929593	RP1		RURAL LOTS 1+	401
032-120-000-025-00	3339 W AUSABLE ST	9/30/2021	60000	WD	03-ARM'S LENGTH	60000	35300	58.83333333	70644	11226	48774	95374	0.511	1280	38.1046875	RPL		RURAL PARCELS LOTS	401
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	19-MULTI PARCEL A	115000	67000	58.26086957	133864	73790	41210	80098.66406	0.514	938	43.93390192	RPA	031-020-200	RURAL PARCELS 10+	401
032-260-000-057-00	3360 BERT ST	12/7/2022	50000	WD	03-ARM'S LENGTH	50000	29100	58.2	58173	6804	43196	82454.25	0.524	780	55.37948718	RPL		RURAL PARCELS LOTS	401
032-270-001-008-04	5020 W BAMFIELD RD	9/15/2022	40000	WD	08-ESTATE	40000	23200	58	46348	3702	36298	68452.64844	0.530	725	50.0662069	RPL		RURAL PARCELS LOTS	401
032-100-000-063-00	7865 HINTZ RD	10/29/2021	89000	WD	03-ARM'S LENGTH	89000	48600	54.60674157	97125	9085	79915	141316.2188	0.566	1096	72.91514599	RPL		RURAL PARCELS LOTS	401
032-260-000-024-01	BETTY ST	7/9/2021	12500	WD	14-INTO/OUT OF TF	12500	6600	52.8	13282	3583	8917	15568.21875	0.573	460	19.38478261	RPL		RURAL PARCELS LOTS	401
032-205-000-039-00	2936 CROSS ST	12/1/2021	60000	WD	03-ARM'S LENGTH	60000	31200	52	62468	8994	51006	85833.0625	0.594	1344	37.95089286	RPL		RURAL LOTS 1+	401
030-017-200-080-00	3195 CURTISVILLE RD	5/25/2022	58000	WD	03-ARM'S LENGTH	58000	31200	53.79310345	62459	9528	48472	79595.49219	0.609	1056	45.90151515	RP1		RURAL PARCELS LOTS	401
030-018-100-010-00	3116 CURTISVILLE RD	9/17/2021	140000	WD	03-ARM'S LENGTH	140000	70200	50.14285714	140498	115831	24169	39593.90234	0.610	661	36.56429652	RPL	030-018-100	RURAL PARCELS LOTS	401
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	03-ARM'S LENGTH	60000	32000	53.33333333	63924	10002	49998	81085.71094	0.617	1344	37.20089286	RP1		RURAL LOTS 1+	401
032-125-000-025-00	4870 CODY	7/29/2022	150000	WD	03-ARM'S LENGTH	150000	78700	52.46666667	157399	10036	139964	221598.5	0.632	2016	69.4265873	RP1		RURAL LOTS 1+	401
032-125-000-002-00	4954 REARING POND TRL	9/30/2021	147900	WD	08-ESTATE	147900	75600	51.11561866	151169	12280	135620	208855.6406	0.649	1512	89.6957672	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	5/31/2022	44000	WD	19-MULTI PARCEL A	44000	22200	50.45454545	44438	16646	27354	41792.48047	0.655	792	34.53787879	RP1	032-125-000	RURAL LOTS 1+	401
032-170-000-005-00	6590 CAMP TEN TRL	7/16/2021	110000	WD	03-ARM'S LENGTH	110000	55600	50.54545455	111117	10397	99603	151458.6406	0.658	1320	75.45681818	RP1		RURAL LOTS 1+	401
030-013-100-045-00	3250 BISSONNETTE RD	4/28/2021	125000	WD	03-ARM'S LENGTH	125000	61300	49.04	122574	7021	117979	173763.9063	0.679	1626	72.55781058	RP1		RURAL LOTS 1+	401
032-196-000-036-00	5175 ELM ST	7/1/2021	89900	WD	03-ARM'S LENGTH	89900	48100	53.50389321	96122	10351	79549	116063.6016	0.685	1152	69.05295139	VLB		RURAL PARCELS LOTS	401
030-013-200-041-00	6325 W BAMFIELD RD	11/16/2021	255000	WD	03-ARM'S LENGTH	255000	124500	48.82352941	248967	81756	173244	251445.1113	0.689	2700	64.16444444	RP1	030-013-200	RURAL LOTS 1+	401
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	03-ARM'S LENGTH	64000	27700	43.28125	55393	13174	50826	67767.25781	0.750	616	82.50974026	RPL		RURAL PARCELS LOTS	401
031-018-100-042-00	5538 W BAMFIELD RD	1/27/2023	66000	WD	03-ARM'S LENGTH	66000	28000	42.42424242	56051	10229</									

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032-150-000-010-00	3066 BRODIE RD	6/6/2022	25000 QC	03-ARM'S LENGTH	25000	10200	40.8	20337	4677	20323	25136.4375	0.809	720	28.22638889 RPL	RURAL PARCELS LOTS	401
032-150-000-007-00	BRODIE RD	10/6/2021	105000 WD	03-ARM'S LENGTH	105000	40600	38.66666667	81137	4677	100323	122728.7344	0.817	1176	85.30867347 RPL	RURAL PARCELS LOTS	401
031-011-100-035-00	2536 COLE RD	8/5/2021	250000 WD	03-ARM'S LENGTH	250000	103800	41.52	207647	23803	226197	276457.1563	0.818	1684	134.3212589 RP1	RURAL PARCELS 10+	401
030-017-300-010-00	3321 S CURTISVILLE RD	7/3/2021	100000 LC	21-NOT USED/OTHI	100000	48500	48.5	96963	66930	33070	40044	0.826	1008	32.80753968 RPA	RURAL PARCELS 10+	401
032-260-000-027-00	8053 MARGERETE ST	8/30/2021	35000 WD	03-ARM'S LENGTH	35000	13500	38.57142857	26998	3204	31796	38192.61719	0.833	720	44.16111111 RPL	RURAL PARCELS LOTS	401
031-034-400-015-00	4236 WILLERT	6/30/2021	76900 WD	03-ARM'S LENGTH	76900	29200	37.97139142	58312	7763	69137	81138.03906	0.852	848	81.52948113 RPL	RURAL PARCELS LOTS	401
031-027-200-062-00	4291 S M65	4/29/2022	115000 WD	03-ARM'S LENGTH	115000	45300	39.39130435	90575	12016	102984	118133.8359	0.872	1984	51.90725806 RP1	RURAL LOTS 1+	401
032-205-000-012-00	8025 FLORENCE ST	9/29/2022	68000 WD	03-ARM'S LENGTH	68000	26400	38.82352941	52861	15038	52962	60711.07422	0.872	580	91.3137931 RPL	RURAL PARCELS LOTS	401
032-125-000-031-00	3106 PARKER RD	11/4/2021	130000 WD	03-ARM'S LENGTH	130000	50000	38.46153846	100056	6992	123008	139945.8594	0.879	912	134.877193 RP1	RURAL LOTS 1+	401
030-013-200-035-01	6285 W BAMFIELD RD	7/27/2022	165000 WD	03-ARM'S LENGTH	165000	64000	38.78787879	128016	17473	147527	166230.0781	0.887	1176	125.4481293 RP1	RURAL LOTS 1+	401
032-300-000-016-00	4154 PINE ST	11/11/2021	61000 LC	21-NOT USED/OTHI	61000	21600	35.40983607	43213	8619	52381	55528.08984	0.943	618	84.75889968 RPL	RURAL PARCELS LOTS	401
032-100-000-014-00	W ALVIN DR	10/28/2022	52000 WD	03-ARM'S LENGTH	52000	19200	36.92307692	38459	13722	38278	39706.26172	0.964	664	57.64759036 RPL	RURAL PARCELS LOTS	401
032-320-000-020-00	S BALSAM ST	11/11/2021	140000 WD	03-ARM'S LENGTH	140000	48900	34.92857143	97711	20445	119555	123446.04	0.968	1352	88.42825444 RPL	032-320-000- RURAL PARCELS LOTS	401
031-028-300-014-00	4949 WEBSTER RD	12/9/2022	190000 WD	03-ARM'S LENGTH	190000	74600	39.26315789	149106	61230	128770	132144.3594	0.974	1368	94.13011696 RP1	RURAL PARCELS 10+	401
032-170-000-020-00	4431 LIMBERLOST TRL	11/24/2021	140000 WD	03-ARM'S LENGTH	140000	48000	34.28571429	95981	7098	132902	133658.6406	0.994	1792	74.1640625 RP1	RURAL LOTS 1+	401
030-025-100-015-00	4200 EVANS TRAIL	5/7/2021	120000 LC	21-NOT USED/OTHI	120000	47700	39.75	95497	28110	91890	89849.33594	1.023	1260	72.92857143 RPA	RURAL PARCELS 10+	401
032-310-000-009-00	4176 W KINGS CORNER RD	6/22/2022	95200 WD	03-ARM'S LENGTH	95200	29600	31.09243697	59251	3416	91784	89622.78906	1.024	810	113.3135802 RPL	RURAL PARCELS 10+	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700 WD	03-ARM'S LENGTH	197700	75100	37.98684876	150284	24247	173453	168049.3281	1.032	1040	166.7817308 RPA	RURAL PARCELS 10+	401
031-016-300-005-10	4839 W F30	6/6/2022	80000 WD	03-ARM'S LENGTH	80000	26500	33.125	52974	6945	73055	69216.53906	1.055	720	101.4652778 RP1	RURAL LOTS 1+	401
031-029-400-025-00		9/7/2022	89000 WD	03-ARM'S LENGTH	89000	30600	34.38202247	61107	18865	70135	63521.80469	1.104	760	92.28289474 RP1	RURAL LOTS 1+	401
031-019-300-020-01	3935 S BISSONETTE RD	8/3/2022	200000 WD	03-ARM'S LENGTH	200000	72900	36.45	145750	32927	167073	150430.6719	1.111	864	193.3715278 RPA	RURAL PARCELS 10+	401
031-020-200-015-04	3617 S LAKEVIEW TRL	4/29/2022	150000 WD	03-ARM'S LENGTH	150000	45700	30.46666667	91473	9113	140887	123849.625	1.138	1344	104.8266369 RP1	RURAL LOTS 1+	401
032-125-000-039-00	4941 BRYANT RD	12/9/2022	105000 WD	03-ARM'S LENGTH	105000	31100	29.61904762	62201	8267	96733	81103.75781	1.193	1560	62.00833333 RP1	031-014-100- RURAL PARCELS 10+	401
031-014-100-015-00	3781 W F30	8/15/2022	350000 WD	19-MULTI PARCEL A	350000	111700	31.91428571	223318	75377	274623	222467.6719	1.234	1400	196.1592857 RP1	032-125-000- RURAL LOTS 1+	401
032-125-000-057-00	4893 QUICK RD	11/9/2022	172500 WD	03-ARM'S LENGTH	172500	51300	29.73913043	102647	24801	147699	117061.6563	1.262	888	166.3277027 RP1	RURAL LOTS 1+	401
032-125-000-045-00	4870 BRYANT RD	7/29/2022	38500 WD	03-ARM'S LENGTH	38500	12000	31.16883117	23950	8267	30233	23583.45898	1.282	980	30.85 RP1	RURAL LOTS 1+	401
032-320-000-007-00	4536 W F30	5/31/2022	107000 WD	03-ARM'S LENGTH	107000	28600	26.72897196	57207	10692	96308	74662.92188	1.290	740	130.1459459 RPL	RURAL PARCELS LOTS	401
030-018-400-030-00	8629 BAMFIELD RD	3/11/2022	131000 WD	03-ARM'S LENGTH	131000	35400	27.02290076	70782	7872	123128	94601.5	1.302	1144	107.6293706 RP1	RURAL LOTS 1+	401
031-008-200-060-00	2595 S HEALY RD	7/14/2021	52900 WD	03-ARM'S LENGTH	52900	14000	26.46502836	27921	4912	47988	34600	1.387	924	51.93506494 RP1	031-035-400- RURAL PARCELS LOTS	401
031-035-400-030-00	3531 W KINGS CORNER RD	12/8/2021	77000 WD	03-ARM'S LENGTH	77000	20200	26.23376623	40381	11524	65476	46319.42188	1.414	592	110.6013514 RPL	RURAL PARCELS 10+	401
031-016-300-005-01	4843 W BAMFIELD RD	11/18/2021	315000 WD	03-ARM'S LENGTH	315000	89800	28.50793651	179519	37837	277163	188909.3281	1.467	1540	179.975974 RPA	RURAL PARCELS 10+	401
031-008-400-025-00	2765 SPENCER RD	12/16/2021	181000 WD	03-ARM'S LENGTH	181000	51700	28.56353591	103496	23110	157890	107181.3359	1.473	720	219.2916667 RPA	RURAL PARCELS 10+	401
030-017-100-030-35	8229 WISSMILLER	3/16/2022	385000 WD	03-ARM'S LENGTH	385000	114100	29.63636364	228143	68138	316862	213340	1.485	2436	130.0747126 RPA	RURAL PARCELS 10+	401
031-032-300-017-00	W MILLER TRAIL	3/9/2023	77000 WD	03-ARM'S LENGTH	77000	22200	28.83116883	44480	14967	62033	39350.66797	1.576	708	87.61723164 RPA	RURAL LOTS 1+	401
030-029-100-035-00	ALDRICH RD	5/3/2022	95000 WD	03-ARM'S LENGTH	95000	28700	30.21052632	57304	23110	71890	45592	1.577	792	90.77020202 RPA	RURAL PARCELS 10+	401
032-200-000-004-00	6598 MATTIS (PRIVATE)	9/9/2021	100000 WD	03-ARM'S LENGTH	100000	23700	23.7	47373	12129	87871	52998.49609	1.658	628	139.9219745 RP1	032-200-000- RURAL LOTS 1+	401
031-011-100-050-00	2620 COLE RD	3/15/2022	125000 WD	03-ARM'S LENGTH	115000	36000	31.30434783	71961	37316	77684	46193.33203	1.682	566	137.2508834 RPA	RURAL PARCELS 10+	401
032-200-000-020-00	MATTIS DR	11/6/2021	69900 WD	03-ARM'S LENGTH	69900	15500	22.17453505	30952	8080	61820	36712.67969	1.684	480	128.7916667 RPL	RURAL PARCELS LOTS	401
030-018-400-005-10	3388 CURTISVILLE RD	10/1/2021	53000 WD	03-ARM'S LENGTH	53000	12600	23.77358491	25235	11656	41344	20419.54883	2.025	240	172.2666667 RP1	RURAL LOTS 1+	401
031-011-100-025-00	2597 S COLE RD	3/25/2022	75000 WD	03-ARM'S LENGTH	75000	20600	27.46666667	41216	23850	51150	23154.66602	2.209	0	#DIV/O! RPA	RURAL PARCELS 10+	401
030-024-400-010-00	S BISSONETTE RD	4/21/2022	132000 WD	03-ARM'S LENGTH	132000	42200	31.96969697	84488	66930	65070	23410.66602	2.780	560	116.1964286 RPA	RURAL PARCELS 10+	401
031-036-200-025-00	BERNATHY TRL	10/29/2021	117000 WD	08-ESTATE	117000	0	0	85100	77625	39375	11240.60156	3.503	440	89.48863636 RP1	RURAL PARCELS 10+	1

For 2024, use 0.824 for Residential Back Properties

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Curtis Township-2024 ECF Analysis Rural Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
031-026-400-015-00	3557 ALDRICH RD	8/26/2022	12500	QC	03-ARM'S LENGTH	12500	13900	111.2	27765	12025		23669.17383	0.020	320	1.484375	RP1		RURAL LOTS 1+	401
032-310-000-014-00	4146 W KINGS CORNER RD	11/23/2021	18000	WD	03-ARM'S LENGTH	18000	36300	201.6666667	72597	8969	9031	102131.6191	0.088	1136	7.949823944	RPL	032-310-000-	RURAL PARCELS LOTS	401
031-030-200-010-00	4015 S BISSONETTE RD	10/25/2022	13000	QC	03-ARM'S LENGTH	13000	26200	201.5384615	52427	6269	6731	69410.52344	0.097	1120	6.009821429	RP1		RURAL LOTS 1+	401
032-260-000-003-00	3455 S BRODIE RD	7/25/2022	12500	WD	03-ARM'S LENGTH	12500	19600	156.8	39291	6409	6091	52780.09766	0.115	556	10.95503597	RPL		RURAL PARCELS LOTS	401
032-321-000-047-00	3122 S SPRUCE ST	7/27/2022	23833	WD	03-ARM'S LENGTH	23833	43200	181.2612764	86332	8007	15826	125722.3125	0.126	1152	13.73784722	RPL		RURAL PARCELS LOTS	401
031-034-200-040-00	4450 W FRASHER RD	6/8/2022	52000	WD	03-ARM'S LENGTH	52000	84900	163.2692308	169894	22417	29583	196636	0.150	1512	19.56547619	RPA		RURAL PARCELS LOTS	401
032-260-000-046-01	NANCY ST	7/1/2022	10000	QC	03-ARM'S LENGTH	10000	13000	130	26006	4696	5304	34205.45703	0.155	264	20.09090909	RPL		RURAL PARCELS LOTS	401
032-260-000-091-00	7989 BAMFIELD RD	5/25/2021	14000	WD	03-ARM'S LENGTH	14000	13500	96.42857143	26884	9182	4818	28414.125	0.170	896	5.377232143	RPL	032-260-000-	RURAL PARCELS LOTS	401
032-230-000-008-00	3048 M65	9/2/2021	9700	QC	03-ARM'S LENGTH	9700	11700	120.6185567	23426	4294	5406	30709.4707	0.176	552	9.793478261	RPL		RURAL PARCELS LOTS	401
032-320-000-025-00	4550 W HEMLOCK ST	6/22/2021	30000	WD	03-ARM'S LENGTH	30000	36100	120.3333333	72250	7928	22072	103245.5859	0.214	1344	16.42261905	RPL		RURAL PARCELS LOTS	401
031-021-200-030-00	3616 S M65	12/8/2021	55900	WD	03-ARM'S LENGTH	55900	63600	113.7745975	127134	15750	40150	167494.7344	0.240	1858	21.60925727	RP1		RURAL PARCELS LOTS	401
032-260-000-008-00	BRODIE RD	6/20/2022	12000	WD	03-ARM'S LENGTH	12000	9000	75	17941	6409	5591	18510.43359	0.302	1460	3.829452055	RPL		RURAL PARCELS LOTS	401
032-260-000-068-00	3411 BERT ST	6/17/2021	28000	LC	21-NOT USED/OTHI	28000	26200	93.57142857	52351	3204	24796	78887.64063	0.314	952	26.04621849	RPL		RURAL PARCELS LOTS	401
031-026-400-026-00	3517 ALDRICH RD	12/9/2021	29250	CD	21-NOT USED/OTHI	29250	24900	85.12820513	49818	9178	20072	61112.78125	0.328	980	20.48163265	RP1		RURAL LOTS 1+	401
030-017-100-070-00	3150 BRODIE RD	4/20/2022	15600	OTH	08-ESTATE	15600	0	0	21544	8956	6644	20205.45703	0.329	910	7.301098901	RPL		RURAL PARCELS LOTS	1
032-235-000-011-00	3541 SAWMILL RD	7/16/2021	38150	QC	03-ARM'S LENGTH	38150	30700	80.47182176	61379	10590	27560	81523.27344	0.338	768	35.88541667	RPL		RURAL PARCELS LOTS	401
031-034-200-060-00	4712 S M65	4/2/2021	107000	WD	03-ARM'S LENGTH	107000	75600	70.65420561	151383	60890	46110	136079.7031	0.339	1440	32.02083333	RP1	031-034-200-	RURAL LOTS 1+	401
031-021-200-030-00	3616 S M65	5/27/2022	75000	WD	03-ARM'S LENGTH	75000	63600	84.8	127134	15750	59250	167494.7344	0.354	1858	31.88912809	RP1		RURAL PARCELS LOTS	401
032-150-000-027-00	3038 ROSE ST	6/29/2021	30000	QC	03-ARM'S LENGTH	30000	23900	79.66666667	47851	4649	25351	69345.10156	0.366	1400	18.10785714	RPL		RURAL PARCELS LOTS	401
030-030-100-005-00	3980 S CURTISVILLE RD	5/9/2022	140000	WD	03-ARM'S LENGTH	140000	94800	67.71428571	189519	91108	48892	131214.6719	0.373	1246	39.23916533	RPA	030-030-100-	RURAL PARCELS 10+	401
032-100-000-062-00	HINTZ RD	8/18/2022	28000	WD	03-ARM'S LENGTH	28000	19900	71.07142857	39886	6395	21605	53757.625	0.402	768	28.13151042	RPL		RURAL PARCELS LOTS	401
032-100-000-010-00	7924 W MARTIN DR	10/28/2021	45000	LC	21-NOT USED/OTHI	45000	32800	72.88888889	65670	7068	37932	94064.20313	0.403	1176	32.25510204	RPL		RURAL PARCELS LOTS	401
032-260-000-010-00	3359 BRODIE RD	2/18/2022	45000	WD	03-ARM'S LENGTH	45000	30700	68.22222222	61427	12817	32183	78025.67969	0.412	784	41.04974449	RPL		RURAL PARCELS LOTS	401
031-018-100-065-00	3200 HEALY RD	9/24/2021	89900	WD	03-ARM'S LENGTH	89900	64000	71.19021135	128000	22395	67505	158804.5156	0.425	1341	50.33929903	RP1		RURAL LOTS 1+	401
032-260-000-001-00	BRODIE RD	2/7/2022	8000	WD	03-ARM'S LENGTH	8000	4300	53.75	8623	6529	1471	3361.155762	0.438	0	#DIV/0!	RPL		RURAL PARCELS LOTS	401
030-018-400-025-00	W BAMFIELD RD	11/30/2021	37000	WD	03-ARM'S LENGTH	37000	21700	58.64864865	43333	26900	10100	21910.66602	0.461	624	16.18589744	RPA		RURAL PARCELS 10+	401
032-230-000-010-00	3058 S M65	7/27/2021	42000	WD	03-ARM'S LENGTH	42000	27400	65.23809524	54893	5269	36731	79653.28906	0.461	720	51.01527778	RPL		RURAL PARCELS LOTS	401
032-170-000-007-00	6546 CAMP TEN TRL	12/14/2021	95000	WD	03-ARM'S LENGTH	95000	62000	65.26315789	124035	9956	85044	171547.375	0.496	1688	50.38151659	RP1		RURAL LOTS 1+	401
032-170-000-011-02	4366 LIMBERLOST TRL	9/21/2022	85000	WD	03-ARM'S LENGTH	85000	54900	64.58823529	109814	10004	74996	150090.2188	0.500	1008	74.40079365	RP1		RURAL LOTS 1+	401
031-024-100-015-00	3239 CLOUSE RD	4/5/2022	49000	WD	03-ARM'S LENGTH	49000	30400	62.04081633	60753	10283	38717	75894.73438	0.510	909	42.5929593	RP1		RURAL LOTS 1+	401
032-120-000-025-00	3339 W AUSABLE ST	9/30/2021	60000	WD	03-ARM'S LENGTH	60000	35300	58.83333333	70644	11226	48774	95374	0.511	1280	38.1046875	RPL		RURAL PARCELS LOTS	401
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	19-MULTI PARCEL A	115000	67000	58.26086957	133864	73790	41210	80098.66406	0.514	938	43.93390192	RPA	031-020-200-	RURAL PARCELS 10+	401
032-260-000-057-00	3360 BERT ST	12/7/2022	50000	WD	03-ARM'S LENGTH	50000	29100	58.2	58173	6804	43196	82454.25	0.524	780	55.37948718	RPL		RURAL PARCELS LOTS	401
032-270-001-008-04	5020 W BAMFIELD RD	9/15/2022	40000	WD	08-ESTATE	40000	23200	58	46348	3702	36298	68452.64844	0.530	725	50.0662069	RPL		RURAL PARCELS LOTS	401
032-100-000-063-00	7865 HINTZ RD	10/29/2021	89000	WD	03-ARM'S LENGTH	89000	48600	54.60674157	97125	9085	79915	141316.2188	0.566	1096	72.91514599	RPL		RURAL PARCELS LOTS	401
032-260-000-024-01	BETTY ST	7/9/2021	12500	WD	14-INTO/OUT OF TF	12500	6600	52.8	13282	3583	8917	15568.21875	0.573	460	19.38478261	RPL		RURAL PARCELS LOTS	401
032-205-000-039-00	2936 CROSS ST	12/1/2021	60000	WD	03-ARM'S LENGTH	60000	31200	52	62468	8994	51006	85833.0625	0.594	1344	37.95089286	RPL		RURAL PARCELS LOTS	401
030-017-200-080-00	3195 CURTISVILLE RD	5/25/2022	58000	WD	03-ARM'S LENGTH	58000	31200	53.79310345	62459	9528	48472	79595.49219	0.609	1056	45.90151515	RP1		RURAL LOTS 1+	401
030-018-100-010-00	3116 CURTISVILLE RD	9/17/2021	140000	WD	03-ARM'S LENGTH	140000	70200	50.14285714	140498	115831	24169	39593.90234	0.610	661	36.56429652	RPL	030-018-100-	RURAL PARCELS LOTS	401
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	03-ARM'S LENGTH	60000	32000	53.33333333	63924	10002	49998	81085.71094	0.617	1344	37.20089286	RP1		RURAL LOTS 1+	401
032-125-000-025-00	4870 CODY	7/29/2022	150000	WD	03-ARM'S LENGTH	150000	78700	52.46666667	157399	10036	139964	221598.5	0.632	2016	69.4265873	RP1		RURAL LOTS 1+	401
032-125-000-002-00	4954 REARING POND TRL	9/30/2021	147900	WD	08-ESTATE	147900	75600	51.11561866	151169	12280	135620	208855.6406	0.649	1512	89.6957672	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	5/31/2022	44000	WD	19-MULTI PARCEL A	44000	22200	50.45454545	44438	16646	27354	41792.48047	0.655	792	34.53787879	RP1	032-125-000-	RURAL LOTS 1+	401
032-170-000-005-00	6590 CAMP TEN TRL	7/16/2021	110000	WD	03-ARM'S LENGTH	110000	55600	50.54545455	111117	10397	99603	151458.6406	0.658	1320	75.45681818	RP1		RURAL LOTS 1+	401
030-013-100-045-00	3250 BISSONETTE RD	4/28/2021	125000	WD	03-ARM'S LENGTH	125000	61300	49.04	122574	7021	117979	173763.9063	0.679	1626	72.55781058	RP1		RURAL LOTS 1+	401
032-196-000-036-00	5175 ELM ST	7/1/2021	89900	WD	03-ARM'S LENGTH	89900	48100	53.50389321	96122	10351	79549	116063.6016	0.685	1152	69.05295139	VLB		RURAL PARCELS LOTS	401
030-013-200-041-00	6325 W BAMFIELD RD	11/16/2021	255000	WD	03-ARM'S LENGTH	255000	124500	48.82352941	248967	81756	173244	251445.1113	0.689	2700	64.16444444	RP1	030-013-200-	RURAL LOTS 1+	401
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	03-ARM'S LENGTH	64000	27700	43.28125	55393	13174	50826	67767.25781	0.750	616	82.50974026	RPL		RURAL PARCELS LOTS	401
031-018-100-042-00	5538 W BAMFIELD RD	1/27/2023	66000	WD	03-ARM'S LENGTH	66000	28000	42.42424242	56051	10229	55771								

Lot 2

032-150-000-010-00	3066 BRODIE RD	6/6/2022	25000 QC	03-ARM'S LENGTH	25000	10200	40.8	20337	4677	20323	25136.4375	0.809	720	28.22638889 RPL	RURAL PARCELS LOTS	401
032-150-000-007-00	BRODIE RD	10/6/2021	105000 WD	03-ARM'S LENGTH	105000	40600	38.66666667	81137	4677	100323	122728.7344	0.817	1176	85.30867347 RPL	RURAL PARCELS LOTS	401
031-011-100-035-00	2536 COLE RD	8/5/2021	250000 WD	03-ARM'S LENGTH	250000	103800	41.52	207647	23803	226197	276457.1563	0.818	1684	134.3212589 RP1	RURAL PARCELS 10+	401
030-017-300-010-00	3321 S CURTISVILLE RD	7/3/2021	100000 LC	21-NOT USED/OTHI	100000	48500	48.5	96963	66930	33070	40044	0.826	1008	32.80753968 RPA	RURAL PARCELS 10+	401
032-260-000-027-00	8053 MARGERETE ST	8/30/2021	35000 WD	03-ARM'S LENGTH	35000	13500	38.57142857	26998	3204	31796	38192.61719	0.833	720	44.16111111 RPL	RURAL PARCELS LOTS	401
031-034-400-015-00	4236 WILLERT	6/30/2021	76900 WD	03-ARM'S LENGTH	76900	29200	37.97139142	58312	7763	69137	81138.03906	0.852	848	81.52948113 RPL	RURAL PARCELS LOTS	401
031-027-200-062-00	4291 S M65	4/29/2022	115000 WD	03-ARM'S LENGTH	115000	45300	39.39130435	90575	12016	102984	118133.8359	0.872	1984	51.90725806 RP1	RURAL LOTS 1+	401
032-205-000-012-00	8025 FLORENCE ST	9/29/2022	68000 WD	03-ARM'S LENGTH	68000	26400	38.82352941	52861	15038	52962	60711.07422	0.872	580	91.3137931 RPL	RURAL PARCELS LOTS	401
032-125-000-031-00	3106 PARKER RD	11/4/2021	130000 WD	03-ARM'S LENGTH	130000	50000	38.46153846	100056	6992	123008	139945.8594	0.879	912	134.877193 RP1	RURAL LOTS 1+	401
030-013-200-035-01	6285 W BAMFIELD RD	7/27/2022	165000 WD	03-ARM'S LENGTH	165000	64000	38.78787879	128016	17473	147527	166230.0781	0.887	1176	125.4481293 RP1	RURAL LOTS 1+	401
032-300-000-016-00	4154 PINE ST	11/11/2021	61000 LC	21-NOT USED/OTHI	61000	21600	35.40983607	43213	8619	52381	55528.08984	0.943	618	84.75889968 RPL	RURAL PARCELS LOTS	401
032-100-000-014-00	W ALVIN DR	10/28/2022	52000 WD	03-ARM'S LENGTH	52000	19200	36.92307692	38459	13722	38278	39706.26172	0.964	664	57.64759036 RPL	RURAL PARCELS LOTS	401
032-320-000-020-00	S BALSAM ST	11/11/2021	140000 WD	03-ARM'S LENGTH	140000	48900	34.92857143	97711	20445	119555	123446.04	0.968	1352	88.42825444 RPL	032-320-000- RURAL PARCELS LOTS	401
031-028-300-014-00	4949 WEBSTER RD	12/9/2022	190000 WD	03-ARM'S LENGTH	190000	74600	39.26315789	149106	61230	128770	132144.3594	0.974	1368	94.13011696 RP1	RURAL PARCELS 10+	401
032-170-000-020-00	4431 LIMBERLOST TRL	11/24/2021	140000 WD	03-ARM'S LENGTH	140000	48000	34.28571429	95981	7098	132902	133658.6406	0.994	1792	74.1640625 RP1	RURAL LOTS 1+	401
030-025-100-015-00	4200 EVANS TRAIL	5/7/2021	120000 LC	21-NOT USED/OTHI	120000	47700	39.75	95497	28110	91890	89849.33594	1.023	1260	72.92857143 RPA	RURAL PARCELS 10+	401
032-310-000-009-00	4176 W KINGS CORNER RD	6/22/2022	95200 WD	03-ARM'S LENGTH	95200	29600	31.09243697	59251	3416	91784	89622.78906	1.024	810	113.3135802 RPL	RURAL PARCELS LOTS	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700 WD	03-ARM'S LENGTH	197700	75100	37.98684876	150284	24247	173453	168049.3281	1.032	1040	166.7817308 RPA	RURAL PARCELS 10+	401
031-016-300-005-10	4839 W F30	6/6/2022	80000 WD	03-ARM'S LENGTH	80000	26500	33.125	52974	6945	73055	69216.53906	1.055	720	101.4652778 RP1	RURAL LOTS 1+	401
031-029-400-025-00		9/7/2022	89000 WD	03-ARM'S LENGTH	89000	30600	34.38202247	61107	18865	70135	63521.80469	1.104	760	92.28289474 RP1	RURAL LOTS 1+	401
031-019-300-020-01	3935 S BISSONETTE RD	8/3/2022	200000 WD	03-ARM'S LENGTH	200000	72900	36.45	145750	32927	167073	150430.6719	1.111	864	193.3715278 RPA	RURAL PARCELS 10+	401
031-020-200-015-04	3617 S LAKEVIEW TRL	4/29/2022	150000 WD	03-ARM'S LENGTH	150000	45700	30.46666667	91473	9113	140887	123849.625	1.138	1344	104.8266369 RP1	RURAL LOTS 1+	401
032-125-000-039-00	4941 BRYANT RD	12/9/2022	105000 WD	03-ARM'S LENGTH	105000	31100	29.61904762	62201	8267	96733	81103.75781	1.193	1560	62.00833333 RP1	RURAL LOTS 1+	401
031-014-100-015-00	3781 W F30	8/15/2022	350000 WD	19-MULTI PARCEL A	350000	111700	31.91428571	223318	75377	274623	222467.6719	1.234	1400	196.1592857 RP1	031-014-100- RURAL PARCELS 10+	401
032-125-000-057-00	4893 QUICK RD	11/9/2022	172500 WD	03-ARM'S LENGTH	172500	51300	29.73913043	102647	24801	147699	117061.6563	1.262	888	166.3277027 RP1	032-125-000- RURAL LOTS 1+	401
032-125-000-045-00	4870 BRYANT RD	7/29/2022	38500 WD	03-ARM'S LENGTH	38500	12000	31.16883117	23950	8267	30233	23583.45898	1.282	980	30.85 RP1	RURAL LOTS 1+	401
032-320-000-007-00	4536 W F30	5/31/2022	107000 WD	03-ARM'S LENGTH	107000	28600	26.72897196	57207	10692	96308	74662.92188	1.290	740	130.1459459 RPL	RURAL PARCELS LOTS	401
030-018-400-030-00	8629 BAMFIELD RD	3/11/2022	131000 WD	03-ARM'S LENGTH	131000	35400	27.02290076	70782	7872	123128	94601.5	1.302	1144	107.6293706 RP1	RURAL LOTS 1+	401
031-008-200-060-00	2595 S HEALY RD	7/14/2021	52900 WD	03-ARM'S LENGTH	52900	14000	26.46502836	27921	4912	47988	34600	1.387	924	51.93506494 RP1	RURAL LOTS 1+	401
031-035-400-030-00	3531 W KINGS CORNER RD	12/8/2021	77000 WD	03-ARM'S LENGTH	77000	20200	26.23376623	40381	11524	65476	46319.42188	1.414	592	110.6013514 RPL	031-035-400- RURAL PARCELS LOTS	401
031-016-300-005-01	4843 W BAMFIELD RD	11/18/2021	315000 WD	03-ARM'S LENGTH	315000	89800	28.50793651	179519	37837	277163	188909.3281	1.467	1540	179.975974 RPA	RURAL PARCELS 10+	401
031-008-400-025-00	2765 SPENCER RD	12/16/2021	181000 WD	03-ARM'S LENGTH	181000	51700	28.56353591	103496	23110	157890	107181.3359	1.473	720	219.2916667 RPA	RURAL PARCELS 10+	401
030-017-100-030-35	8229 WISSMILLER	3/16/2022	385000 WD	03-ARM'S LENGTH	385000	114100	29.63636364	228143	68138	316862	213340	1.485	2436	130.0747126 RPA	RURAL PARCELS 10+	401
031-032-300-017-00	W MILLER TRAIL	3/9/2023	77000 WD	03-ARM'S LENGTH	77000	22200	28.83116883	44480	14967	62033	39350.66797	1.576	708	87.61723164 RPA	RURAL LOTS 1+	401
030-029-100-035-00	ALDRICH RD	5/3/2022	95000 WD	03-ARM'S LENGTH	95000	28700	30.21052632	57304	23110	71890	45592	1.577	792	90.77020202 RPA	RURAL PARCELS 10+	401
032-200-000-004-00	6598 MATTIS (PRIVATE)	9/9/2021	100000 WD	03-ARM'S LENGTH	100000	23700	23.7	47373	12129	87871	52998.49609	1.658	628	139.9219745 RP1	032-200-000- RURAL LOTS 1+	401
031-011-100-050-00	2620 COLE RD	3/15/2022	125000 WD	03-ARM'S LENGTH	115000	36000	31.30434783	71961	37316	77684	46193.33203	1.682	566	137.2508834 RPA	RURAL PARCELS 10+	401
032-200-000-020-00	MATTIS DR	11/6/2021	69900 WD	03-ARM'S LENGTH	69900	15500	22.17453505	30952	8080	61820	36712.67969	1.684	480	128.7916667 RPL	RURAL PARCELS LOTS	401
030-018-400-005-10	3388 CURTISVILLE RD	10/1/2021	53000 WD	03-ARM'S LENGTH	53000	12600	23.77358491	25235	11656	41344	20419.54883	2.025	240	172.2666667 RP1	RURAL LOTS 1+	401
031-011-100-025-00	2597 S COLE RD	3/25/2022	75000 WD	03-ARM'S LENGTH	75000	20600	27.46666667	41216	23850	51150	23154.66602	2.209	0	#DIV/0! RPA	RURAL PARCELS 10+	401
030-024-400-010-00	S BISSONETTE RD	4/21/2022	132000 WD	03-ARM'S LENGTH	132000	42200	31.96969697	84488	66930	65070	23410.66602	2.780	560	116.1964286 RPA	RURAL PARCELS 10+	401
031-036-200-025-00	BERNATHY TRL	10/29/2021	117000 WD	08-ESTATE	117000	0	0	85100	77625	39375	11240.60156	3.503	440	89.48863636 RP1	RURAL PARCELS 10+	1

For 2024, use 0.824 for Residential Back Properties

Curtis Township-2024 ECF Analysis Thompson Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
031-010-300-027-00	2800 N NORTH LAKE RD	4/12/2021	260000	WD	03-ARM'S LENGTH	260000	146900	56.5	293829	210664	49336	146675.4844	0.336	1488	33.15591398	NLF		NORTH LAKE FRONT	401
031-015-200-080-00	3138 NORTH LAKE RD	2/8/2022	108000	OTH	21-NOT USED/OTHE	108000	68800	63.7037037	137563	47371	60629	159068.7871	0.381	1836	33.02233115	NLF	032-140-	NORTH LAKE FRONT	401
032-185-001-034-00	3029 LAKE SHORE DR	12/1/2021	115000	WD	03-ARM'S LENGTH	115000	47000	40.86956522	93999	32027	82973	109298.0625	0.759	953	87.06505771	NLF		NORTH LAKE FRONT	401
032-185-001-012-00	2943 LAKE SHORE DR	12/12/2022	190000	WD	03-ARM'S LENGTH	190000	70800	37.26315789	141656	70919	119081	124756.6172	0.955	936	127.2232906	NLF		NORTH LAKE FRONT	401
031-010-300-055-00	2850 N LAKE TRAIL	9/26/2022	330000	WD	03-ARM'S LENGTH	330000	86800	26.3030303	173511	102137	227863	125880.0723	1.810	1980	115.0823232	NLF		NORTH LAKE FRONT	401
													0.848						

For 2024, No Sales for Thompson Lake Front use 0.848 for Thompson Lake front properties
 Use 2024 North Lake Front Calculations

Curtis Township-2024 ECF Analysis Vaughn Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Par	Land Table	Property Class
032-196-000-052-01	PINE ST	3/30/2022	65000	WD	03-ARM'S LENGTH	65000	28800	44.30769231	57654	10597	54403	63676.58984	0.854	640	85.0046875	VLB		VAUGHN LAKE BACK	401
032-195-002-016-00	5058 PINE ST	6/29/2021	85000	WD	03-ARM'S LENGTH	85000	36100	42.47058824	72270	15632	69368	76641.40625	0.905	816	85.00980392	VLB	032-197-C	VAUGHN LAKE BACK	401
													0.880						

For 2024, use 0.88 for Vaughn Lake Backlots

Curtis Township-2024 ECF Analysis Vaughn Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Par Land Table	Property Class
032-215-000-025-00	5148 LAKE ST	6/30/2021	300000	WD	03-ARM'S LENGTH	280000	134500	48.03571429	269012	25704	254296	313945.8125	0.810	1820	139.7230769	VLF	VAUGHN LAKE FRONT	401
031-021-300-076-00	3865 S PINE ST	9/1/2021	260000	WD	03-ARM'S LENGTH	260000	123300	47.42307692	246518	44542	215458	260614.1875	0.827	1400	153.8985714	VLF	VAUGHN LAKE FRONT	401
032-285-000-028-00	4048 W LAKE ST	7/29/2021	340000	WD	03-ARM'S LENGTH	340000	135500	39.85294118	271007	51425	288575	283331.625	1.019	1789	161.3051984	VLF	VAUGHN LAKE FRONT	401
032-215-000-023-00	5140 LAKE DR	5/13/2022	250000	WD	03-ARM'S LENGTH	250000	96700	38.68	193434	50858	199142	213610.3281	0.932	1764	112.8922902	VLF	VAUGHN LAKE FRONT	401
032-215-000-015-00	5096 LAKE DR	6/6/2022	260000	WD	19-MULTI PARCEL A	260000	102200	39.30769231	204371	136970	123030	160613.8516	0.766	924	133.1493506	VLF	032-280-4 VAUGHN LAKE FRONT	401
031-021-300-055-00	LAKE ST	5/26/2022	247500	WD	03-ARM'S LENGTH	247500	88000	35.55555556	176033	102600	144900	155210.3281	0.934	1958	74.0040858	VLF	VAUGHN LAKE FRONT	401
032-195-001-034-00	5127 PINE	3/17/2022	187000	WD	14-INTO/OUT OF TR	187000	59800	31.97860963	119529	54171	132829	116778.0625	1.137	1447	91.79612992	VLF	VAUGHN LAKE FRONT	401
032-215-000-020-00	5124 LAKE DR	8/31/2022	322000	WD	03-ARM'S LENGTH	322000	103200	32.04968944	206392	163515	158485	153260.6406	1.034	1748	90.66647597	VLF	VAUGHN LAKE FRONT	401
032-215-000-024-00	5144 LAKE DR	4/29/2022	180000	WD	03-ARM'S LENGTH	180000	46000	25.55555556	91913	52672	127328	82180.64844	1.549	1020	124.8313725	VLF	VAUGHN LAKE FRONT	401
031-021-300-060-00	3954 LAKE ST	8/24/2022	185000	WD	03-ARM'S LENGTH	185000	54800	29.62162162	109616	103722	81278	69729.03125	1.166	480	169.3291667	VLF	VAUGHN LAKE FRONT	401
													1.017					

For 2024, use 1.017 for Vaughn Lakefront