

City of Petoskey-2024 ECF Analysis BH002 Marina District Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class	
52-18-03-405-119	4200 MAIN ST	5/3/2022	450000	WD	03-ARM'S LENGTH	450000	179800	39.95555556	513622	135129	314871	362331.7813	0.869	1544	95.96373	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-137	4205 MAIN ST	5/17/2021	450000	WD	03-ARM'S LENGTH	450000	179800	39.95555556	513622	135129	314871	362331.7813	0.869	1993	157.9885	BH002	52-18-03-4	BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-140	4205 MAIN ST	4/12/2022	240000	WD	03-ARM'S LENGTH	240000	77500	32.29166667	270287	58141	181859	205966.9844	0.883	1097	165.7785	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-152	4205 MAIN ST	9/24/2021	250000	WD	03-ARM'S LENGTH	250000	95700	38.28	263633	57505	192495	200124.2656	0.962	1085	177.4147	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-133	4200 MAIN ST	3/15/2022	285000	WD	03-ARM'S LENGTH	285000	77500	27.19298246	270287	58141	226859	205966.9844	1.101	1330	198.8797	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-140	4205 MAIN ST	11/18/2022	285000	WD	03-ARM'S LENGTH	285000	77500	27.19298246	270287	58141	226859	205966.9844	1.101	1097	206.7995	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-150	4205 MAIN ST	1/28/2022	285000	WD	03-ARM'S LENGTH	285000	77500	27.19298246	270287	58141	226859	205966.9844	1.101	1097	219.5615	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-151	4205 MAIN ST	4/12/2021	285000	WD	03-ARM'S LENGTH	285000	77500	27.19298246	270287	58141	226859	205966.9844	1.101	1097	219.5615	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-115	4200 MAIN ST	1/25/2022	375000	WD	03-ARM'S LENGTH	375000	121400	32.37333333	320355	70490	304510	242587.375	1.255	1914	218.6823	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-122	4200 MAIN ST	2/14/2023	375000	WD	03-ARM'S LENGTH	375000	121400	32.37333333	320355	70490	304510	242587.375	1.255	1330	228.9549	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-142	4205 MAIN ST	9/23/2022	375000	WD	03-ARM'S LENGTH	375000	121400	32.37333333	320355	70490	304510	242587.375	1.255	1097	238.7046	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-148	4205 MAIN ST	6/10/2021	375000	WD	03-ARM'S LENGTH	375000	121400	32.37333333	320355	70490	304510	242587.375	1.255	2798	232.9185	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-130	4200 MAIN ST	8/12/2022	375000	WD	21-NOT USED/OTHER	375000	121400	32.37333333	320355	70490	304510	242587.375	1.255	1330	251.5113	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-151	4205 MAIN ST	7/22/2022	375000	WD	03-ARM'S LENGTH	375000	121400	32.37333333	320355	70490	304510	242587.375	1.255	1097	270.6098	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-144	4205 MAIN ST	5/17/2022	375000	WD	03-ARM'S LENGTH	375000	104400	27.84	275987	59625	315375	210060.1875	1.501	1125	280.3333	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-112	4200 MAIN ST	5/6/2022	443000	WD	03-ARM'S LENGTH	443000	122800	27.72009029	324282	70490	372510	246400	1.512	1330	280.0827	BH002		BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-156	4205 MAIN ST	3/10/2022	3050000	WD	03-ARM'S LENGTH	3050000	447900	14.6852459	1314676	241627	2808373	1031520.875	2.723	5743	489.008	BH002	52-18-03-4	BH405.MARINA DISTRICT CONDO	401	
52-18-03-405-105	4200 MAIN ST	4/22/2021	3050000	WD	03-ARM'S LENGTH	3050000	447900	14.6852459	1314676	241627	2808373	1031520.875	2.723	3.076	1203	487.3159	BH002		BH405.MARINA DISTRICT CONDO	401

For 2024, use 1.361 for Marina District Condo

52-18-03-406-117	4000 MAIN ST	5/17/2021	450000	WD	03-ARM'S LENGTH	450000	179800	39.95555556	513622	135129	314871	362331.7813	0.869	1993	157.9885	BH002	52-18-03-4	BH405.MARINA DISTRICT GARAGE	401
52-18-03-406-114	4000 MAIN ST	4/22/2021	3050000	WD	03-ARM'S LENGTH	3050000	447900	14.6852459	1314676	241627	2808373	1031520.875	2.723	1203	462.7938	BH002		BH405.MARINA DISTRICT GARAGE	401
52-18-03-406-103		3/10/2022	3050000	WD	03-ARM'S LENGTH	3050000	447900	14.6852459	1314676	241627	2808373	1031520.875	2.723	5743	489.008	BH002	52-18-03-4	BH405.MARINA DISTRICT GARAGE	401
52-18-03-406-104		3/10/2022	3050000	WD	03-ARM'S LENGTH	3050000	447900	14.6852459	1314676	241627	2808373	1031520.875	2.723	5743	489.008	BH002	52-18-03-4	BH405.MARINA DISTRICT GARAGE	401
52-18-03-406-121		1/26/2022	75000	WD	03-ARM'S LENGTH	75000	9500	12.66666667	46387	29500	45500	11258	4.042	0	#DIV/0!	BH002		BH405.MARINA DISTRICT GARAGE	401

For 2024, use 2.526 for Marina District Garage

City of Petoskey-2024 ECF Analysis BH003 Wildwinds Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Par Land Table	Property Class
52-18-09-101-109	4996 WILDWINDS DR	6/22/2021		WD	03-ARM'S LENGTH								1.400	2082	262.50768	BH003	BH101.WILDWINDS	401
52-18-09-101-110	4984 WILDWINDS DR	9/30/2022		WD	03-ARM'S LENGTH								1.544	2777	330.40727	BH003	BH101.WILDWINDS	401
52-18-09-101-125	5068 WILDWINDS DR	6/18/2021	997000	WD	03-ARM'S LENGTH	997000	0	0	1066704	93299	903701	582877.25	1.550	2968	304.48147	BH003	52-18-09- BH101.WILDWINDS	401
52-18-09-101-109	4996 WILDWINDS DR	1/3/2022	725000	WD	03-ARM'S LENGTH	725000	205400	28.33103448	709579	57459	667541	390491.0313	1.709	2082	320.62488	BH003	BH101.WILDWINDS	401
52-18-09-101-123	5034 WILDWINDS DR	12/1/2022	1425000	WD	03-ARM'S LENGTH	1425000	371800	26.09122807	1272685	95761	1329239	704744.9375	1.886	3432	387.3074	BH003	BH101.WILDWINDS	401

For 2024, use 1.618 for Wildwinds

City of Petoskey-2024 ECF Analysis BH004 Cottage Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
52-18-08-230-104	6182 QUARRY RIDGE DR	10/11/2022	500000	WD	03-ARM'S LENGTH	500000	344300	68.86	804963	55000	445000	733101.6875	0.61	3709	119.9784	BH004		BH103.COTTAGE CONDO	401
52-18-08-120-141	1191 CEDAR LN	6/2/2022		WD	03-ARM'S LENGTH								0.98	2918	230.9801	BH004		BH103.COTTAGE CONDO	401
52-18-08-230-104	6182 QUARRY RIDGE DR	11/19/2021		WD	03-ARM'S LENGTH								1.00	3709	197.897	BH004		BH103.COTTAGE CONDO	401
52-18-08-151-108	6313 QUARRY VIEW DR	12/23/2021		WD	03-ARM'S LENGTH								1.04	2962	190.7495	BH004		BH103.COTTAGE CONDO	401
52-18-07-250-134	6756 COTTAGE CT	9/17/2021		WD	03-ARM'S LENGTH								1.05	2028	240.6312	BH004		BH103.COTTAGE CONDO	401
52-18-08-235-105	6069 HILLS COTTAGE CT	8/31/2021	450000	WD	03-ARM'S LENGTH	450000	175600	39.02222222	424984	55000	395000	361665.6875	1.09	1841	214.5573	BH004		BH103.COTTAGE CONDO	401
52-18-08-120-111	1200 ASPEN WAY	5/26/2021		WD	03-ARM'S LENGTH								1.09	1796	280.6236	BH004		BH103.COTTAGE CONDO	401
52-18-08-151-106	6325 QUARRY VIEW DR	9/1/2022		WD	03-ARM'S LENGTH								1.31	3294	203.4001	BH004		BH103.COTTAGE CONDO	401
52-18-08-120-111	1200 ASPEN WAY	5/31/2022		WD	03-ARM'S LENGTH								1.35	1796	345.2116	BH004		BH103.COTTAGE CONDO	401
52-18-08-151-105	6331 QUARRY VIEW DR	6/21/2022		WD	03-ARM'S LENGTH								1.36	3016	236.2401	BH004		BH103.COTTAGE CONDO	401
52-18-08-120-101	6628 HEMLOCK CT	8/5/2022		WD	03-ARM'S LENGTH								1.41	1796	334.0757	BH004		BH103.COTTAGE CONDO	401
52-18-07-250-140	6707 COTTAGE CT	5/24/2022	664000	WD	03-ARM'S LENGTH	664000	207400	31.23493976	489206	55000	609000	424443.7813	1.43	2028	300.2959	BH004		BH103.COTTAGE CONDO	401
52-18-08-151-102	6349 QUARRY VIEW DR	5/11/2022	949000	WD	03-ARM'S LENGTH	949000	284300	29.95785037	662380	55000	894000	593724.3125	1.51	3060	292.1569	BH004		BH103.COTTAGE CONDO	401
52-18-08-120-104	1221 ASPEN WAY	9/23/2022		WD	03-ARM'S LENGTH								1.51	1796	354.1203	BH004		BH103.COTTAGE CONDO	401
52-18-08-151-102	6349 QUARRY VIEW DR	11/17/2022	1150000	WD	03-ARM'S LENGTH	1150000	284300	24.72173913	662380	55000	1095000	593724.3125	1.84	3060	357.8431	BH004		BH103.COTTAGE CONDO	401

For 2024, use 1.24 for Cottage Condo

City of Petoskey-2024 ECF Analysis BH005 Harborview Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class	
52-18-10-201-135	4140 HARBORVIEW RIDGE	5/28/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0.995	2380	387.6492	BH005		BH201.HARBORVIEW RIDGE	401	
52-18-10-201-111	4044 HARBORVIEW RIDGE	9/1/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1.161	2368	410.7285	BH005		BH201.HARBORVIEW RIDGE	401	
													1.078							

For 2024, use 1.078 for Harborview Ridge

City of Petoskey-2024 ECF Analysis BH102 Preserve

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class
52-18-07-120-141	6929 PRESERVE DRIVE SOUTH	4/21/2022	████████	WD	03-ARM'S LENGTH	████████	████████	████████	████████	████████	████████	████████	0.898	2874	238.7484	BH102	BH109.THE PRESERVE SOUTH	401
52-18-07-110-124	7284 PRESERVE DRIVE NORTH	10/28/2022	████████	WD	03-ARM'S LENGTH	████████	████████	████████	████████	████████	████████	████████	1.194	7134	321.1294	BH102	BH108.THE PRESERVE	401
52-18-07-120-159	7348 PRESERVE DRIVE SOUTH	10/25/2021	████████	WD	03-ARM'S LENGTH	████████	████████	████████	████████	████████	████████	████████	1.257	3210	256.5822	BH102	BH109.THE PRESERVE SOUTH	401
52-18-07-120-140	7078 PRESERVE DRIVE SOUTH	4/12/2021	████████	WD	03-ARM'S LENGTH	████████	████████	████████	████████	████████	████████	████████	1.313	3432	239.4438	BH102	BH109.THE PRESERVE SOUTH	401
52-18-07-110-126	7344 PRESERVE DRIVE NORTH	8/20/2021	████████	WD	03-ARM'S LENGTH	████████	████████	████████	████████	████████	████████	████████	2.947	4713	540.0569	BH102	BH108.THE PRESERVE	401
													1.522					

For 2024, use 1.522 for the Preserve

City of Petoskey-2024 ECF Analysis BH380 Cabanas

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Part Land Table	Property Class
52-18-03-380-111		7/22/2022		WD	03-ARM'S LENGTH								3.687	0	#DIV/0!	BH380	CABANAS	401
52-18-03-380-104		8/26/2022	195000	WD	03-ARM'S LENGTH	195000	38400	19.69230769	92181	8500	186500	49224.11719	3.789	0	#DIV/0!	BH380	CABANAS	401
52-18-03-380-114		3/24/2022		WD	03-ARM'S LENGTH								4.247	0	#DIV/0!	BH380	CABANAS	401
													3.908					

For 2024, use 3.908 for Cabanas

City of Petoskey-2024 ECF Analysis BH410 Village Beach

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
52-18-03-410-126	748 SUNSET WAY	5/24/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1.073	2637	251.02	BH410		BH410.VILLAGE BEACH	401
52-18-03-410-169	725 SUNSET WAY	1/20/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1.172	3038	242.279	BH410		BH410.VILLAGE BEACH	401
52-18-03-410-163	741 SUNSET WAY	9/30/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1.281	3471	246.079	BH410		BH410.VILLAGE BEACH	401
52-18-03-410-104	3760 NORTH BEACH S	6/15/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1.789	3417	359.48	BH410		BH410.VILLAGE BEACH	401
52-18-03-410-120	700 SUNSET WAY	7/21/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	2.161	3073	506.074	BH410		BH410.VILLAGE BEACH	401
													1.495						

For 2024, use 1.495 for Village Beach

City of Petoskey-2024 ECF Analysis BH500 Collectibles Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
52-18-09-176-132	5296 COLLECTIBLES CT	10/15/2021	350000	WD	03-ARM'S LENGTH	350000	7500	2.142857143	375159	15000	335000	128170.4626	2.614	2100	159.5238095	BH500		TOY BOXES CONDO	401
52-18-09-176-127	5335 COLLECTIBLES CT	7/27/2022		WD	03-ARM'S LENGTH								2.673	1800	161.1111111	BH500		TOY BOXES CONDO	401
52-18-09-176-133	5290 COLLECTIBLES CT	12/17/2021	360000	WD	03-ARM'S LENGTH	360000	7500	2.083333333	375159	15000	345000	128170.4626	2.692	2100	164.2857143	BH500		TOY BOXES CONDO	401
													2.659						

For 2024, use 2.659 for Toy Box Condos/Collectibles Condo

City of Petoskey-2024 ECF Analysis BH501 Garages Quarry Ridge

	Asking Price	Land	Res by Manual	Bldg Residual	ECF
52-18-008-153-101	128000	15000	26967	86033	3.190306671

For 2024, use 3.20

<https://www.coldwellbanker.com/mi/petoskey/6435-quarry-ridge-drive/lid-P00800000GTrG1OqA6VdBXk8jarGoGZqvylAUTJw>

City of Petoskey-2024 ECF Analysis PC12 Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land +Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
52-18-01-400-002	1111 CHARLEVOIX AV	4/19/2021	200000	WD	03-ARM'S LENGTH	200000	154800	77.4	374719	195230	4770	184280.2875	0.026	2215	2.153498871	PC12		PC12 COMMERCIAL	201
52-19-06-206-117	200 W LAKE ST	8/2/2021	50000	WD	03-ARM'S LENGTH	50000	46700	93.4	109940	10000	40000	102607.8029	0.390	930	43.01075269	PC12		PRO2 NORTHEAST RES	201
52-19-06-278-020	204 STATE ST	3/9/2022	505000	WD	03-ARM'S LENGTH	505000	270400	53.54455446	721239	316825	188175	415209.4456	0.453	3392	55.47612028	PC12		PC12 COMMERCIAL	201
52-19-06-206-117	200 W LAKE ST	6/10/2022	80000	WD	03-ARM'S LENGTH	80000	48600	60.75	109940	10000	70000	102607.8029	0.682	930	75.2688172	PC12		PRO2 NORTHEAST RES	201
52-19-05-154-101	422 E MITCHELL ST	6/14/2021		WD	03-ARM'S LENGTH								0.714	2377	131.4682373	PC12		PC12 COMMERCIAL	401
52-19-05-100-040	502 MICHIGAN ST	6/11/2021	300000	WD	03-ARM'S LENGTH	300000	0	0	362806	99893	200107	269931.2115	0.741	5039	39.71164914	PC12		PRO1 SOUTHEAST RES	201
52-19-07-100-006	1310 SPRING ST	9/14/2021	350000	WD	03-ARM'S LENGTH	350000	401500	114.7142857	376468	224643	125357	155877.8234	0.804	5562	22.53811579	PC12		PC12 COMMERCIAL	201
52-19-08-300-009	1711 STANDISH AV	8/11/2021		WD	03-ARM'S LENGTH								0.847	5760	109.8657986	PC12		PC12 COMMERCIAL	201
52-19-06-226-015	317 E LAKE ST	5/27/2021	815000	WD	03-ARM'S LENGTH	815000	376000	46.13496933	887096	103500	711500	804513.347	0.884	3820	186.2565445	PC12		PC12 COMMERCIAL	201
52-19-06-200-021	120 E LAKE ST	4/23/2021	400000	WD	03-ARM'S LENGTH	400000	185300	46.325	420668	135898	264102	292371.6632	0.903	3045	86.73300493	PC12		PC12 COMMERCIAL	201
52-19-06-402-016	900 EMMET ST	5/19/2022	450000	WD	03-ARM'S LENGTH	450000	209900	46.64444444	458911	220282	229718	244998.9733	0.938	22320	10.29202509	PC12	52-19-06-402-	PC12 COMMERCIAL	201
52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	03-ARM'S LENGTH	250000	113200	45.28	256400	47354	202646	214626.2834	0.944	4100	49.42585366	PC12		PC12 COMMERCIAL	201
52-19-06-127-079	406 LIBERTY ST	12/10/2021	192500	WD	03-ARM'S LENGTH	192500	56700	29.45454545	184382	12690	179810	176275.154	1.020	1569	114.6016571	PC12		PC12 COMMERCIAL	201
52-19-06-126-059	515 W JEFFERSON ST	8/31/2022	730000	WD	21-NOT USED/OTHE	730000	285200	39.06849315	648153	83952	646048	579261.807	1.115	3920	164.8081633	PC12	52-19-06-126-	PC12 COMMERCIAL	201
52-19-06-300-031	887 SPRING ST	6/22/2022		WD	03-ARM'S LENGTH								1.129	2480	207.1524194	PC12		PC12 COMMERCIAL	201
52-19-06-199-001	560 W MITCHELL ST	12/20/2021	4950000	WD	03-ARM'S LENGTH	4950000	11125900	22.47656566	41218178	0	4950000	42318457.91	1.170	139385	355.1314704	PC12		PC12 COMMERCIAL	210
52-19-06-100-037	575 W MITCHELL ST	11/11/2021	425000	WD	03-ARM'S LENGTH	425000	112500	26.47058824	397964	275341	149659	125896.3039	1.189	2088	71.67576628	PC12		PC12 COMMERCIAL	201
52-19-05-101-036	303 HOWARD ST	10/27/2021	1800000	WD	03-ARM'S LENGTH	1800000	533100	29.61666667	1260212	152760	1647240	1137014.374	1.449	10003	164.6745976	PC12	52-19-05-101-	PC12 COMMERCIAL	201
52-19-06-202-025	215 W MITCHELL ST	5/20/2022		WD	03-ARM'S LENGTH								1.514	3182	154.5546826	PC12		PC12 COMMERCIAL	201
52-19-06-226-009	305 E LAKE ST	7/9/2021	768788	MLC	03-ARM'S LENGTH	768788	208000	27.05557319	481659	103500	665288	388253.5934	1.714	3600	184.8022222	PC12		PC12 COMMERCIAL	201
52-19-06-127-056	311 W MITCHELL ST	7/20/2022	470000	WD	03-ARM'S LENGTH	470000	129900	27.63829787	289051	52666	417334	242695.0719	1.720	1820	229.3043956	PC12		PC12 COMMERCIAL	201
52-19-06-200-007	327 BAY ST	8/4/2021	775000	WD	03-ARM'S LENGTH	775000	219300	28.29677419	499931	156000	619000	353111.9097	1.753	3970	155.9193955	PC12		PC12 COMMERCIAL	201
52-19-05-100-029	413 WAUKAZOO AV	3/11/2022		WD	03-ARM'S LENGTH								1.849	2000	212.75	PC12		PC12 COMMERCIAL	201
52-19-05-100-090	524 STATE ST	1/3/2022	500000	WD	03-ARM'S LENGTH	500000	112900	22.58	284211	57250	442750	233019.5	1.900	2553	173.4234234	PC12	52-19-05-179-	PRO1 SOUTHEAST RES	201
													1.077						

For 2024, use 1.07 for Petoskey commercial

City of Petoskey-2024 ECF Analysis PCIND Petoskey Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
52-19-06-206-117	200 W LAKE ST	8/2/2021	50000	WD	03-ARM'S LENGTH	50000	46700	93.4	109940	10000	40000	102607.8029	0.390	930	43.0108	PC12		PRO2 NORTHEAST RES	201
52-19-06-206-117	200 W LAKE ST	6/10/2022	80000	WD	03-ARM'S LENGTH	80000	48600	60.75	109940	10000	70000	102607.8029	0.682	930	75.2688	PC12		PRO2 NORTHEAST RES	201
52-19-06-300-049	919 SPRING ST	4/1/2022	850000	CD	17-LENDING TO LEND	850000	279500	32.88235294	584044	367172	482828	222661.191	2.168	1496	322.746	PC12		PC12 COMMERCIAL	201
52-19-06-127-079	406 LIBERTY ST	12/10/2021	192500	WD	03-ARM'S LENGTH	192500	56700	29.45454545	184382	12690	179810	176275.154	1.020	1569	114.602	PC12		PC12 COMMERCIAL	201
52-19-06-127-056	311 W MITCHELL ST	7/20/2022	470000	WD	03-ARM'S LENGTH	470000	129900	27.63829787	289051	52666	417334	242695.0719	1.720	1820	229.304	PC12		PC12 COMMERCIAL	201
52-19-05-100-029	413 WAUKAZOO AV	3/11/2022		WD	03-ARM'S LENGTH								1.849	2000	212.75	PC12		PC12 COMMERCIAL	201
52-19-06-100-037	575 W MITCHELL ST	11/11/2021	425000	WD	03-ARM'S LENGTH	425000	112500	26.47058824	397964	275341	149659	125896.3039	1.189	2088	71.6758	PC12		PC12 COMMERCIAL	201
52-18-01-400-002	1111 CHARLEVOIX AV	4/19/2021	200000	WD	03-ARM'S LENGTH	200000	154800	77.4	374719	195230	4770	184280.2875	0.026	2215	2.1535	PC12		PC12 COMMERCIAL	401
52-19-05-154-101	422 E MITCHELL ST	6/14/2021		WD	03-ARM'S LENGTH								0.714	2377	131.468	PC12		PC12 COMMERCIAL	201
52-19-06-300-031	887 SPRING ST	6/22/2022		WD	03-ARM'S LENGTH								1.129	2480	207.152	PC12		PC12 COMMERCIAL	201
52-19-05-100-090	524 STATE ST	1/3/2022	500000	WD	03-ARM'S LENGTH	500000	112900	22.58	284211	57250	442750	233019.5	1.900	2553	173.423	PC12	52-19-05-1	PRO1 SOUTHEAST RES	201
52-19-06-200-021	120 E LAKE ST	4/23/2021	400000	WD	03-ARM'S LENGTH	400000	185300	46.325	420668	135898	264102	292371.6632	0.903	3045	86.733	PC12		PC12 COMMERCIAL	201
52-19-06-202-025	215 W MITCHELL ST	5/20/2022		WD	03-ARM'S LENGTH								1.514	3182	154.555	PC12		PC12 COMMERCIAL	201
52-19-06-278-020	204 STATE ST	3/9/2022	505000	WD	03-ARM'S LENGTH	505000	270400	53.54455446	721239	316825	188175	415209.4456	0.453	3392	55.4761	PC12		PC12 COMMERCIAL	201
52-19-06-226-009	305 E LAKE ST	7/9/2021	768788	MLC	03-ARM'S LENGTH	768788	208000	27.05557319	481659	103500	665288	388253.5934	1.714	3600	184.802	PC12		PC12 COMMERCIAL	201
52-19-06-226-015	317 E LAKE ST	5/27/2021	815000	WD	03-ARM'S LENGTH	815000	376000	46.13496933	887096	103500	711500	804513.347	0.884	3820	186.257	PC12		PC12 COMMERCIAL	201
52-19-06-126-059	515 W JEFFERSON ST	8/31/2022	730000	WD	21-NOT USED/OTHEF	730000	285200	39.06849315	648153	83952	646048	579261.807	1.115	3920	164.808	PC12	52-19-06-1	PC12 COMMERCIAL	201
52-19-06-200-007	327 BAY ST	8/4/2021	775000	WD	03-ARM'S LENGTH	775000	219300	28.29677419	499931	156000	619000	353111.9097	1.753	3970	155.919	PC12		PC12 COMMERCIAL	201
52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	03-ARM'S LENGTH	250000	113200	45.28	256400	47354	202646	214626.2834	0.944	4100	49.4259	PC12		PC12 COMMERCIAL	201
52-19-05-100-040	502 MICHIGAN ST	6/11/2021	300000	WD	03-ARM'S LENGTH	300000	0	0	362806	99893	200107	269931.2115	0.741	5039	39.7116	PC12		PRO1 SOUTHEAST RES	201
52-19-07-100-006	1310 SPRING ST	9/14/2021	350000	WD	03-ARM'S LENGTH	350000	401500	114.7142857	376468	224643	125357	155877.8234	0.804	5562	22.5381	PC12		PC12 COMMERCIAL	201
52-19-08-300-009	1711 STANDISH AV	8/11/2021		WD	03-ARM'S LENGTH								0.847	5760	109.866	PC12		PC12 COMMERCIAL	201
52-19-05-101-036	303 HOWARD ST	10/27/2021	1800000	WD	03-ARM'S LENGTH	1800000	533100	29.61666667	1260212	152760	1647240	1137014.374	1.449	10003	164.675	PC12	52-19-05-1	PC12 COMMERCIAL	201
52-19-06-402-016	900 EMMET ST	5/19/2022	450000	WD	03-ARM'S LENGTH	450000	209900	46.64444444	458911	220282	229718	244998.9733	0.938	22320	10.292	PC12	52-19-06-4	PC12 COMMERCIAL	201
52-19-06-199-001	560 W MITCHELL ST	12/20/2021	4950000	WD	03-ARM'S LENGTH	4950000	11125900	22.47656566	41218178	0	4950000	42318457.91	1.170	139385	355.131	PC12			210

For 2024, no industrial sales
 Use Floor area over 5,000 sqft
 For 2024, use 0.991 for industrial buildings

City of Petoskey-2024 ECF Analysis PR07A Harbor Watch SFH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pr.	Land Table	Property Class
52-19-06-355-155	818 HARBOR WATCH DR	2/22/2023	714200	WD	03-ARM'S LENGTH	714200	194500	27.23326799	399270	20000	694200	354457.9375	1.958	2107	329.473	PR07A		PR07 HARBOR WATCH	407

For 2024, use 1.958 for Harbor Watch

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City of Petoskey-2024 ECF Analysis PR01 Petoskey Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce Land Table	Property Class
52-19-05-303-024	603 JENNINGS AV	12/8/2021	105000	WD	03-ARM'S LENGTH	105000	84500	80.47619048	217966	74615	30385	124095.1946	0.245	1694	17.9368	PR1	PR01 SOUTHEAST RES	401
52-19-06-477-016	1219 EMMET ST	4/29/2021	85000	WD	03-ARM'S LENGTH	85000	64600	76	159355	36944	48056	103738.1328	0.463	1273	37.7502	PR1	PR14 MID PETOSKEY	401
52-19-05-100-097	902 STATE ST	10/3/2022	178000	WD	03-ARM'S LENGTH	178000	124100	69.71910112	269475	103817	74183	140388.1406	0.528	1772	41.864	PR1	PR01 SOUTHEAST RES	401
52-19-05-400-017	1101 KALAMAZOO AV	6/29/2021	230000	WD	03-ARM'S LENGTH	230000	140600	61.13043478	366086	98873	131127	226451.6953	0.579	2353	55.7276	PR1	PR01 SOUTHEAST RES	401
52-19-05-200-115	1117 E MITCHELL ST	11/11/2021	125800	WD	26-PARTIAL INTERES	125800	0	0	182351	63940	61860	100348.3047	0.616	1139	54.3108	PR1	PR02 NORTHEAST RES	401
52-19-06-478-004	1215 BUCKLEY AV	7/15/2021	117000	LC	03-ARM'S LENGTH	117000	71800	61.36752137	169948	49229	67771	102304.2363	0.662	960	70.5948	PR1	52-19-06-47 PR14 MID PETOSKEY	401
52-19-06-478-008		7/15/2021	117000	LC	03-ARM'S LENGTH	117000	71800	61.36752137	169948	49229	67771	102304.2363	0.662	960	70.5948	PR1	52-19-06-47 PR14 MID PETOSKEY	401
52-19-05-403-003	1009 LINDELL AV	10/1/2021	175000	WD	03-ARM'S LENGTH	175000	89800	51.31428571	233505	90830	84170	120911.0156	0.696	1067	78.8847	PR1	PR01 SOUTHEAST RES	401
52-19-08-200-018	1407 KALAMAZOO AV	10/29/2021	285000	WD	03-ARM'S LENGTH	285000	161400	56.63157895	407346	104343	180657	256782.2031	0.704	2366	76.3555	PR1	PR01 SOUTHEAST RES	401
52-19-05-302-004	423 PEARL ST	9/27/2021	190000	WD	03-ARM'S LENGTH	190000	105500	55.52631579	274243	59966	130034	181590.6719	0.716	2352	55.2866	PR1	PR01 SOUTHEAST RES	401
52-19-07-101-020	800 REGENT DR	2/15/2022	139180	WD	03-ARM'S LENGTH	139180	85500	61.43124012	202565	33833	105347	142993.2188	0.737	1104	95.423	PR1	PR04 SOUTHWEST	401
52-19-07-103-004	1419 HIGHLAND DR	6/21/2021	175780	WD	03-ARM'S LENGTH	175780	107300	61.04221186	256862	35181	140599	187865.25	0.748	1310	107.327	PR1	PR04 SOUTHWEST	401
52-19-06-328-007	601 MORGAN ST	2/3/2023	200000	WD	03-ARM'S LENGTH	200000	129000	64.5	290767	40818	159182	211821.1875	0.751	1505	105.769	PR1	PR04 SOUTHWEST	401
52-19-05-200-114	1115 E MITCHELL ST	9/10/2021	167000	WD	31-SPLIT IMPROVED	167000	0	0	221429	70705	96295	127732.2031	0.754	1120	85.9777	PR1	PR02 NORTHEAST RES	401
52-19-06-400-079	1015 CURTIS AV	6/9/2021	225000	WD	03-ARM'S LENGTH	225000	132000	58.66666667	313687	49347	175653	224016.9531	0.784	1416	124.049	PR1	PR04 SOUTHWEST	401
52-19-06-400-028	48 BRIDGE ST	10/19/2022	135000	WD	03-ARM'S LENGTH	135000	78600	58.22222222	179579	36885	98115	120927.1216	0.811	1194	82.1734	PR1	PR14 MID PETOSKEY	401
52-19-05-200-114	1115 E MITCHELL ST	6/16/2022	175000	WD	03-ARM'S LENGTH	175000	89200	50.97142857	221429	70705	104295	127732.2031	0.817	1120	93.1205	PR1	PR02 NORTHEAST RES	401
52-19-06-300-016	819 PLEASANT ST	7/20/2022	WD	03-ARM'S LENGTH									0.826	1434	74.4163	PR1	PR03 CENTRAL WEST	401
52-19-05-400-048	1223 HAZELTON AV	8/24/2022	325000	WD	03-ARM'S LENGTH	325000	150300	46.24615385	403614	135467	189533	227243.2188	0.834	1664	113.902	PR1	PR01 SOUTHEAST RES	401
52-19-06-478-024	224 ANN ST	11/3/2021	150000	WD	03-ARM'S LENGTH	150000	77000	51.33333333	189503	46001	103999	121611.8672	0.855	1056	98.4839	PR1	PR14 MID PETOSKEY	401
52-19-06-300-067	417 LAWRENCE ST	9/13/2022	158509	WD	09-FAMILY	158509	90800	57.28381354	203744	32260	126249	145325.4219	0.869	1322	95.4985	PR1	PR04 SOUTHWEST	401
52-19-05-354-001	1327 KIERAN CT	10/26/2021	340000	WD	03-ARM'S LENGTH	340000	167600	49.29411765	418329	83624	256376	283648.3125	0.904	2016	127.171	PR1	PR01 SOUTHEAST RES	401
52-19-06-402-013	114 FULTON ST	9/23/2021	145000	WD	03-ARM'S LENGTH	145000	73300	50.55172414	177223	32216	112784	122887.2891	0.918	1128	99.9858	PR1	PR14 MID PETOSKEY	401
52-19-06-100-044	418 CHARLEVOIX AV	6/1/2021	209000	WD	03-ARM'S LENGTH	209000	97800	46.79425837	252148	50511	158489	170878.8125	0.927	2116	74.9003	PR1	PR03 CENTRAL WEST	401
52-19-05-300-113	436 CARLETON ST	7/6/2022	307000	WD	03-ARM'S LENGTH	307000	149300	48.63192182	349171	117435	189565	196386.4375	0.965	2724	69.5907	PR1	PR01 SOUTHEAST RES	401
52-19-05-301-023	417 BEECH ST	8/12/2022	111000	WD	03-ARM'S LENGTH	111000	56200	50.63063063	121850	48596	62404	62079.66016	1.005	594	105.057	PR1	PR04 SOUTHWEST	401
52-19-06-300-078	520 W SHERIDAN ST	5/27/2022	175000	WD	03-ARM'S LENGTH	175000	86500	49.42857143	198943	18310	156690	153078.8125	1.024	1552	100.96	PR1	PR01 SOUTHEAST RES	401
52-19-08-251-104	1414 WOODVIEW CT	8/30/2021	850000	WD	31-SPLIT IMPROVED	850000	397400	46.75294118	935182	273171	576829	561026.25	1.028	3469	166.281	PR1	PR01 SOUTHEAST RES	401
52-19-08-251-103	1410 WOODVIEW CT	7/21/2021	725000	WD	03-ARM'S LENGTH	725000	317400	43.77931034	791856	263171	461829	448038.125	1.031	3291	140.331	PR1	PR01 SOUTHEAST RES	401
52-19-05-403-018	1024 LINDELL AV	7/21/2021	210000	WD	03-ARM'S LENGTH	210000	91000	43.33333333	229709	55921	154079	147277.9688	1.046	1476	104.39	PR1	PR01 SOUTHEAST RES	401
52-19-06-477-012	1215 EMMET ST	4/16/2021	132500	WD	03-ARM'S LENGTH	132500	51900	39.16981132	143683	36944	95556	90456.78125	1.056	1188	80.4343	PR1	PR14 MID PETOSKEY	401
52-19-06-276-010	424 EMMET ST	7/1/2022	125000	WD	03-ARM'S LENGTH	125000	50800	40.64	135666	30693	94307	88960.17188	1.060	4474	21.0789	PR1	PR14 MID PETOSKEY	401
52-19-05-303-003	524 CHERRY ST	11/16/2021	WD	03-ARM'S LENGTH									1.061	1622	131.603	PR1	PR01 SOUTHEAST RES	401
52-19-06-300-040	422 PORTER ST	6/9/2021	140000	WD	03-ARM'S LENGTH	140000	62000	44.28571429	151196	39606	100394	94567.79588	1.062	848	118.389	PR1	PR03 CENTRAL WEST	401
52-19-05-403-013	801 KALAMAZOO AV	6/8/2021	WD	03-ARM'S LENGTH									1.065	1390	164.071	PR1	PR01 SOUTHEAST RES	401
52-19-05-302-013	416 PEARL ST	9/17/2021	WD	03-ARM'S LENGTH									1.066	1152	103.76	PR1	PR01 SOUTHEAST RES	401
52-19-05-327-011	905 SPRUCE ST	3/30/2023	303000	WD	03-ARM'S LENGTH	303000	145800	48.11881188	326510	82764	220236	206564.4063	1.066	1338	164.601	PR1	PR01 SOUTHEAST RES	401
52-19-06-127-096	421 MONROE ST	1/23/2023	160000	WD	03-ARM'S LENGTH	160000	65000	40.625	170119	46400	113600	104846.6094	1.083	1512	75.1323	PR1	PR03 CENTRAL WEST	401
52-19-05-301-017	431 BEECH ST	4/15/2022	190000	WD	03-ARM'S LENGTH	190000	91000	47.89473684	201721	48058	141942	130222.8828	1.090	1673	84.8428	PR1	PR01 SOUTHEAST RES	401
52-19-07-201-081	1313 CLARION AV	5/9/2022	140000	WD	03-ARM'S LENGTH	140000	61100	43.64285714	146850	55452	84548	77455.92969	1.092	957	88.3469	PR1	PR04 SOUTHWEST	401
52-19-06-478-016	1308 EMMET ST	11/23/2022	178000	WD	03-ARM'S LENGTH	178000	74900	42.07865169	185821	39297	138703	124172.8828	1.117	1406	98.6508	PR1	PR14 MID PETOSKEY	401
52-19-05-376-009	1126 VALLEY VIEW	11/23/2021	395000	WD	03-ARM'S LENGTH	395000	161000	40.75949367	407061	139686	255314	226588.9844	1.127	1528	167.09	PR1	PR01 SOUTHEAST RES	401
52-19-07-101-020	800 REGENT DR	3/18/2022	196000	WD	03-ARM'S LENGTH	196000	85500	43.62244898	202565	33833	162167	142993.2188	1.134	1104	146.89	PR1	PR04 SOUTHWEST	401
52-19-07-101-025	1317 HIGHLAND DR	7/26/2021	190000	WD	03-ARM'S LENGTH	190000	81700	43	196345	24627	165373	145523.7344	1.136	1392	118.802	PR1	PR04 SOUTHWEST	401
52-19-05-401-004	1030 HOFFMAN ST	8/22/2022	380000	WD	03-ARM'S LENGTH	380000	172400	45.36842105	390051	73582	306418	268194.0625	1.143	2404	127.462	PR1	PR01 SOUTHEAST RES	401
52-19-07-201-098	1250 WILLIS AV	10/19/2021	265000	WD	03-ARM'S LENGTH	265000	45500	17.16981132	271977	20601	244399	213030.5156	1.147	1620	150.864	PR1	PR04 SOUTHWEST	401
52-19-07-101-006	1304 HIGHLAND CT	8/17/2021	320000	WD	03-ARM'S LENGTH	320000	133600	41.75	323235	45579	274421	235301.6875	1.166	2162	126.929	PR1	PR04 SOUTHWEST	401
52-19-06-427-008	1010 EMMET ST	11/19/2021	133000	WD	03-ARM'S LENGTH	133000	47800	35.93984962	134028	30928	102072	87372.88281	1.168	1172	87.0922	PR1	PR14 MID PETOSKEY	401

52-19-05-400-040	1141 KALAMAZOO AV	9/1/2021	400000 WD	03-ARM'S LENGTH	400000	159900	39.975	402797	74451	325549	278259.3125	1.170	2690	121.022	PR1	PR01 SOUTHEAST RES	401
52-19-05-403-014	1010 LINDELL AV	6/1/2022	WD	03-ARM'S LENGTH								1.173	1792	131.167	PR1	PR01 SOUTHEAST RES	401
52-19-07-102-014	1118 LAKEVIEW CT	11/18/2022	300000 WD	03-ARM'S LENGTH	300000	121400	40.46666667	300914	41096	258904	220184.75	1.176	2385	108.555	PR1	PR04 SOUTHWEST	401
52-19-07-201-094	1510 WILLIS AV	3/25/2022	182000 WD	03-ARM'S LENGTH	182000	52600	28.9010989	182022	34857	147143	124716.1016	1.180	1248	117.903	PR1	PR04 SOUTHWEST	401
52-19-06-400-040	224 WASHINGTON ST	10/5/2021	200000 WD	03-ARM'S LENGTH	200000	79400	39.7	196659	42229	157771	130872.8828	1.206	1584	99.6029	PR1	PR14 MID PETOSKEY	401
52-19-06-427-010	1014 EMMET ST	8/31/2021	163500 WD	03-ARM'S LENGTH	163500	64500	39.44954128	160680	30928	132572	109959.3203	1.206	1320	100.433	PR1	PR14 MID PETOSKEY	401
52-19-06-328-012	1102 PRIEBE AV	10/28/2021	330000 WD	03-ARM'S LENGTH	330000	134000	40.60606061	322178	39459	290541	239592.375	1.213	1540	188.663	PR1	PR04 SOUTHWEST	401
52-19-06-127-095	423 MONROE ST	7/1/2022	145000 WD	03-ARM'S LENGTH	145000	63200	43.58620629	139313	50787	94213	75022.03125	1.256	592	159.144	PR1	PR03 CENTRAL WEST	401
52-19-05-376-001	818 JENNINGS AV	12/9/2022	208500 WD	03-ARM'S LENGTH	208500	92300	44.26858513	200439	77994	130506	103766.9453	1.258	936	139.429	PR1	PR01 SOUTHEAST RES	401
52-19-07-201-009	1321 CLARION AV	4/30/2021	WD	03-ARM'S LENGTH								1.266	855	164.147	PR1	PR04 SOUTHWEST	401
52-19-06-400-081	1106 PETOSKEY ST	6/28/2021	214000 WD	03-ARM'S LENGTH	214000	82900	38.73831776	199890	38435	175565	136826.2656	1.283	1135	154.683	PR1	PR14 MID PETOSKEY	401
52-19-08-251-101	1402 WOODVIEW CT	5/24/2022	WD	03-ARM'S LENGTH								1.290	2244	244.107	PR1	PR01 SOUTHEAST RES	401
52-19-05-302-024	1017 JEFFERSON AV	3/14/2022	375000 WD	03-ARM'S LENGTH	375000	138200	36.85333333	347515	55708	319292	247294.0625	1.291	2673	119.451	PR1	PR01 SOUTHEAST RES	401
52-19-06-202-064	113 LIBERTY ST	6/1/2021	WD	03-ARM'S LENGTH								1.291	1496	145.581	PR1	PR03 CENTRAL WEST	401
52-19-06-402-014	124 FULTON ST	6/25/2021	224000 WD	03-ARM'S LENGTH	224000	84900	37.90178571	208466	52889	171111	131844.9219	1.298	1396	122.572	PR1	PR14 MID PETOSKEY	401
52-19-06-276-001	413 ELIZABETH ST	6/3/2022	251000 WD	03-ARM'S LENGTH	251000	101400	40.39840637	229665	30013	220987	169196.6094	1.306	2115	104.486	PR1	PR14 MID PETOSKEY	401
52-19-06-426-012	211 FULTON ST	7/20/2021	260000 WD	03-ARM'S LENGTH	260000	96900	37.26923077	235598	35691	224309	169412.7188	1.324	1534	146.225	PR1	PR14 MID PETOSKEY	401
52-19-06-400-109	1202 HOWARD ST	5/24/2022	280000 WD	03-ARM'S LENGTH	280000	112500	40.17857143	252619	55758	224242	166831.3594	1.344	1656	135.412	PR1	PR14 MID PETOSKEY	401
52-19-06-426-011	811 EMMET ST	7/15/2022	WD	03-ARM'S LENGTH								1.350	4398	80.5298	PR1	PR14 MID PETOSKEY	401
52-19-07-201-105	1522 CLARION AV	7/9/2021	195000 WD	03-ARM'S LENGTH	195000	75900	38.92307692	176830	53492	141508	104523.7266	1.354	1072	132.004	PR1	PR04 SOUTHWEST	401
52-19-06-400-158	63 BRIDGE ST	9/28/2021	284000 WD	03-ARM'S LENGTH	284000	100800	35.49295775	252080	45194	238806	175327.125	1.362	1844	129.504	PR1	PR14 MID PETOSKEY	401
52-19-06-276-017	510 ELIZABETH ST	8/2/2022	WD	03-ARM'S LENGTH								1.364	2266	140.528	PR1	PR14 MID PETOSKEY	401
52-19-07-102-006	1109 GREENWOOD RD.	10/15/2021	259000 WD	03-ARM'S LENGTH	259000	95500	36.87258687	227065	35295	223705	162516.9531	1.377	1378	162.34	PR1	PR04 SOUTHWEST	401
52-19-06-202-044	415 LIBERTY ST	7/9/2021	349900 WD	03-ARM'S LENGTH	349900	122800	35.09574164	300390	34032	315868	225727.125	1.399	2634	119.92	PR1	PR01 SOUTHEAST RES	401
52-19-06-426-014	219 FULTON ST	1/6/2023	230000 WD	03-ARM'S LENGTH	230000	86800	37.73913043	198350	36001	193999	137583.8906	1.410	1502	129.16	PR1	PR14 MID PETOSKEY	401
52-19-07-101-014	910 REGENT DR	12/17/2021	275000 WD	03-ARM'S LENGTH	275000	95800	34.83636364	235679	36540	238460	168761.8594	1.413	1344	177.426	PR1	PR04 SOUTHWEST	401
52-19-06-200-051	712 ELIZABETH ST	1/6/2023	210000 WD	03-ARM'S LENGTH	210000	68300	32.52380952	182190	41844	168156	118937.2891	1.414	1476	113.927	PR1	PR14 MID PETOSKEY	401
52-19-05-179-029	618 HARVEY ST	11/19/2021	WD	03-ARM'S LENGTH								1.421	1390	142.229	PR1	PR01 SOUTHEAST RES	401
52-19-07-101-005	913 REGENT CT	12/12/2022	300000 WD	03-ARM'S LENGTH	300000	69300	23.1	255069	37705	262295	184206.7813	1.424	1200	218.579	PR1	PR04 SOUTHWEST	401
52-19-05-301-028	424 BEECH ST	6/9/2021	255000 WD	03-ARM'S LENGTH	255000	88000	34.50980392	220130	57250	197750	138033.8906	1.433	884	223.699	PR1	PR01 SOUTHEAST RES	401
52-19-06-276-032	106 STATE ST	9/22/2022	335000 WD	03-ARM'S LENGTH	335000	124700	37.2238806	281717	45984	289016	199773.7344	1.447	1516	190.644	PR1	PR14 MID PETOSKEY	401
52-19-06-276-032	106 STATE ST	9/22/2022	335000 WD	03-ARM'S LENGTH	335000	124700	37.2238806	281717	45984	289016	199773.7344	1.447	1516	190.644	PR1	PR14 MID PETOSKEY	401
52-19-05-179-017	628 STATE ST	10/12/2021	400000 WD	03-ARM'S LENGTH	400000	135100	33.775	336650	57250	342750	236779.6563	1.448	1845	185.772	PR1	PR01 SOUTHEAST RES	401
52-19-06-202-068	521 LIBERTY ST	8/12/2022	221000 WD	03-ARM'S LENGTH	221000	82600	37.37556561	184803	43426	177574	119811.0156	1.482	1656	107.231	PR1	PR03 CENTRAL WEST	401
52-19-05-400-080	1233 ATKINS RD	6/30/2022	WD	03-ARM'S LENGTH								1.483	1775	240.062	PR1	52-19-05-400 SOUTHEAST RES	401
52-19-05-100-133	610 GROVE ST	7/8/2022	394900 WD	03-ARM'S LENGTH	394900	153800	38.94656875	336692	110610	284290	191594.9219	1.484	1948	145.939	PR1	PR01 SOUTHEAST RES	401
52-19-06-276-019	515 ELIZABETH ST	4/25/2022	295000 WD	03-ARM'S LENGTH	295000	106900	36.23728814	243813	48542	246458	165483.8906	1.489	1560	157.986	PR1	PR14 MID PETOSKEY	401
52-19-06-300-070	403 LAWRENCE ST	7/26/2021	132000 WD	03-ARM'S LENGTH	132000	44800	33.93939394	108402	21506	110494	73640.67969	1.500	891	124.011	PR1	PR04 SOUTHWEST	401
52-19-07-200-018	1500 HOWARD ST	1/26/2022	WD	03-ARM'S LENGTH								1.515	1568	193.407	PR1	PR14 MID PETOSKEY	401
52-19-06-127-131	413 MADISON ST	6/24/2022	200000 WD	03-ARM'S LENGTH	200000	71200	35.6	164766	46400	153600	100310.1699	1.531	994	154.527	PR1	PR03 CENTRAL WEST	401
52-19-06-426-018	317 FULTON ST	8/15/2022	299900 WD	03-ARM'S LENGTH	299900	110200	36.74558186	248076	76537	223363	145372.0313	1.536	1440	155.113	PR1	PR14 MID PETOSKEY	401
52-19-07-102-008	1110 LAKEVIEW CT	9/6/2022	339000 WD	03-ARM'S LENGTH	339000	119400	35.22123894	268968	38417	300583	195382.2031	1.538	1344	223.648	PR1	PR04 SOUTHWEST	401
52-19-05-400-015	1107 JENNINGS AV	7/15/2022	300000 WD	03-ARM'S LENGTH	300000	110800	36.93333333	246317	72999	227001	146879.6563	1.545	1332	170.421	PR1	PR01 SOUTHEAST RES	401
52-19-05-100-153	913 GROVE ST	1/14/2022	775000 WD	03-ARM'S LENGTH	775000	122600	15.81935484	602589	71424	703576	450139.8438	1.563	2592	271.441	PR1	PR01 SOUTHEAST RES	401
52-19-05-301-033	901 WAUKAZOO AV	7/16/2021	265000 WD	03-ARM'S LENGTH	265000	83000	31.32075472	215951	67381	197619	125906.7813	1.570	1173	168.473	PR1	PR01 SOUTHEAST RES	401
52-19-05-302-008	911 HOWARD ST	7/21/2021	WD	03-ARM'S LENGTH								1.571	1441	211.098	PR1	PR01 SOUTHEAST RES	401
52-19-06-100-030	423 JACKSON ST	8/5/2021	199900 WD	03-ARM'S LENGTH	199900	58100	29.06453227	163405	54712	145188	92112.71094	1.576	1352	107.388	PR1	PR03 CENTRAL WEST	401
52-19-06-328-005	504 MORGAN ST	3/23/2022	WD	03-ARM'S LENGTH								1.595	1096	264.668	PR1	PR04 SOUTHWEST	401
52-19-06-402-018	210 FULTON ST	5/10/2022	286000 WD	03-ARM'S LENGTH	286000	94900	33.18181818	217149	36426	249574	153155.0781	1.630	1404	177.759	PR1	PR14 MID PETOSKEY	401
52-19-06-400-011	218 E SHERIDAN ST	11/11/2022	244000 WD	03-ARM'S LENGTH	244000	82200	33.68852459	185267	33128	210872	128931.3594	1.636	1422	148.293	PR1	PR14 MID PETOSKEY	401

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52-19-05-300-022	725 HARVEY ST	2/9/2023	335000	WD	03-ARM'S LENGTH	335000	113200	33.79104478	255481	52709	282291	171840.6719	1.643	1656	170.466	PR1	PR01 SOUTHEAST RES	401
52-19-07-201-094	1510 WILLIS AV	6/3/2022	240000	WD	03-ARM'S LENGTH	240000	55100	22.95833333	182022	34857	205143	124716.1016	1.645	1248	164.377	PR1	PR04 SOUTHWEST	401
52-19-05-179-019	714 STATE ST	3/14/2022	447000	WD	03-ARM'S LENGTH	447000	129200	28.90380313	336960	57737	389263	236629.6563	1.645	2680	145.247	PR1	PR01 SOUTHEAST RES	401
52-19-05-302-030	1025 JEFFERSON AV	6/9/2022	340625	WD	03-ARM'S LENGTH	340625	117500	34.49541284	263121	66850	273775	166331.3594	1.646	1578	173.495	PR1	PR01 SOUTHEAST RES	401
52-19-06-478-014	218 WESLEY ST	3/22/2023	192125	WD	03-ARM'S LENGTH	192125	65400	34.04033832	146759	33555	158570	95935.59375	1.653	1006	157.624	PR1	PR14 MID PETOSKEY	401
52-19-05-376-002	1000 VALLEY VIEW	10/21/2022	375000	WD	03-ARM'S LENGTH	375000	128500	34.26666667	287244	75763	299237	179221.1875	1.670	1209	247.508	PR1	PR01 SOUTHEAST RES	401
52-19-05-303-025	1026 QUINLAN AV	6/30/2022	340000	WD	03-ARM'S LENGTH	340000	125100	36.79411765	273139	113336	226664	135426.2656	1.674	1008	224.865	PR1	PR01 SOUTHEAST RES	401
52-19-05-303-025	1026 QUINLAN AV	10/3/2022	341000	WD	03-ARM'S LENGTH	341000	125100	36.68621701	273139	113336	227664	135426.2656	1.681	1008	225.857	PR1	PR01 SOUTHEAST RES	401
52-19-05-300-138	436 MYRTLE ST	3/13/2023	290000	WD	03-ARM'S LENGTH	290000	97600	33.65517241	218500	55921	234079	137778.8125	1.699	1410	166.013	PR1	PR01 SOUTHEAST RES	401
52-19-06-477-007	1208 EMMET ST	11/18/2022	107000	WD	03-ARM'S LENGTH	107000	29800	27.85046729	78542	20530	86470	49162.71094	1.759	497	173.984	PR1	PR14 MID PETOSKEY	401
52-19-06-400-053	1032.5 HOWARD ST	6/5/2021	415000	WD	03-ARM'S LENGTH	415000	118000	28.43373494	288350	35652	379348	214150.8438	1.771	1722	220.295	PR1	PR14 MID PETOSKEY	401
52-19-07-101-016	1309 HIGHLAND DR	9/13/2022	275000	WD	03-ARM'S LENGTH	275000	76500	27.81818182	190048	24627	250373	140187.2813	1.786	1768	141.614	PR1	PR04 SOUTHWEST	401
52-19-05-300-033	815 LINDELL AV	6/15/2022	362500	WD	03-ARM'S LENGTH	362500	111800	30.84137931	252080	45194	317306	175327.125	1.810	1844	172.075	PR1	PR01 SOUTHEAST RES	401
52-19-06-400-158	63 BRIDGE ST	4/15/2022	260000	WD	03-ARM'S LENGTH	260000	82600	31.76923077	185104	45413	214587	118382.2031	1.813	1568	136.854	PR1	PR14 MID PETOSKEY	401
52-19-06-427-002	1013 BUCKLEY AV	7/15/2022	280000	WD	03-ARM'S LENGTH	280000	78700	28.10714286	193327	45329	234671	125422.0313	1.871	1418	165.494	PR1	PR03 CENTRAL WEST	401
52-19-06-200-026	307 JACKSON ST	11/19/2021	249900	WD	03-ARM'S LENGTH	249900	71900	28.7715086	170678	43935	205965	107409.3203	1.918	1080	190.708	PR1	PR03 CENTRAL WEST	401
52-19-06-200-025	311 JACKSON ST	8/20/2021	280000	WD	03-ARM'S LENGTH	280000	101700	36.32142857	215401	122057	157943	79105.08594	1.997	974	162.159	PR1	PR01 SOUTHEAST RES	401
52-19-05-200-099	1038 HILL ST	5/11/2022	313000	WD	03-ARM'S LENGTH	313000	97400	31.11821086	213374	69635	243365	121812.7109	1.998	1216	200.136	PR1	PR01 SOUTHEAST RES	401
52-19-05-302-019	1005 HOWARD ST	7/15/2022	313000	WD	03-ARM'S LENGTH	313000	97400	31.11821086	213374	69635	243365	121812.7109	1.998	1216	200.136	PR1	PR01 SOUTHEAST RES	401
52-19-05-100-067	523 STATE ST	9/13/2022	710000	WD	03-ARM'S LENGTH	710000	174400	24.56338028	454209	111417	598583	290501.6875	2.061	2597	228.684	PR1	PR01 SOUTHEAST RES	401
52-19-05-302-022	1009 HOWARD ST	1/11/2022	350000	WD	03-ARM'S LENGTH	350000	99800	28.51428571	220981	55708	294292	140061.8594	2.101	2653	225.625	PR1	PR01 SOUTHEAST RES	401
52-19-05-302-001	909 HOWARD ST	8/17/2022	240000	WD	03-ARM'S LENGTH	240000	63000	26.25	143962	23432	216568	102144.0703	2.120	1092	198.322	PR1	PR01 SOUTHEAST RES	401
52-19-06-202-045	215 GRACE ST	11/9/2022	350000	WD	03-ARM'S LENGTH	350000	95300	27.22857143	212146	40875	309125	145144.9219	2.130	1036	298.383	PR1	PR03 CENTRAL WEST	401
52-19-06-400-111	1051 CURTIS AV	9/22/2022	500000	WD	03-ARM'S LENGTH	500000	96200	19.24	288673	57250	442750	196121.1875	2.134	1188	162.505	PR1	PR04 SOUTHWEST	401
52-19-06-477-012	1215 EMMET ST	2/11/2022	500000	WD	03-ARM'S LENGTH	500000	96200	19.24	288673	57250	442750	196121.1875	2.134	1188	162.505	PR1	PR14 MID PETOSKEY	401
52-19-05-179-001	624 MICHIGAN ST	1/3/2022	779000	WD	03-ARM'S LENGTH	779000	208600	26.77792041	460043	128155	650845	281261.0313	2.258	2363	187.368	PR1	PR01 SOUTHEAST RES	401
52-19-06-276-035	120 STATE ST	4/20/2022	310000	WD	03-ARM'S LENGTH	310000	72400	23.35483871	183008	52645	257355	110477.1172	2.329	1862	275.069	PR1	PR14 MID PETOSKEY	401
52-19-05-100-068	523 WOODLAND AV	10/14/2022	310000	WD	03-ARM'S LENGTH	310000	72400	23.35483871	183008	52645	257355	110477.1172	2.329	1862	275.069	PR1	PR01 SOUTHEAST RES	401
52-19-05-100-103	611 WAUKAZOO AV	10/15/2021	279000	WD	03-ARM'S LENGTH	279000	52200	18.70967742	160073	58261	220739	86281.35938	2.444	1895	287.21	PR1	PR01 SOUTHEAST RES	401
52-19-05-100-076	909 STATE ST	7/6/2022	620000	WD	03-ARM'S LENGTH	620000	143800	23.19354839	316330	116182	503818	169616.9531	2.558	1104	199.945	PR1	PR01 SOUTHEAST RES	401
52-19-05-179-022	607 HARVEY ST	11/18/2021	335000	WD	03-ARM'S LENGTH	335000	74700	22.29850746	163102	57250	277750	89705.08594	2.688	928	260.523	PR1	PR14 MID PETOSKEY	401
52-19-06-400-103	224 E SHERIDAN ST	5/19/2022	696000	WD	03-ARM'S LENGTH	696000	125500	18.0316092	287086	48110	647890	202522.0313	3.096	1304	386.363	PR1	PR01 SOUTHEAST RES	401
52-19-05-300-062	712 LOOKOUT ST	7/8/2022	696000	WD	03-ARM'S LENGTH	696000	125500	18.0316092	287086	48110	647890	202522.0313	3.096	1304	386.363	PR1	PR01 SOUTHEAST RES	401
52-19-05-100-041	512 MICHIGAN ST	6/17/2022	125000	WD	03-ARM'S LENGTH	125000	30600	24.48	64669	52896	72104	9977.118164	7.227	1869	346.651	PR1	PR01 SOUTHEAST RES	401
52-19-06-402-021	304 FULTON ST	7/26/2022	125000	WD	03-ARM'S LENGTH	125000	30600	24.48	64669	52896	72104	9977.118164	7.227	0	#DIV/0!	PR1	PR14 MID PETOSKEY	401
52-19-06-127-101	502 INGALLS AV	3/31/2023															PR03 CENTRAL WEST	401

For 2024, use 1.437 for Petoskey Residential, PR1

City of Petoskey-2024 ECF Analysis PR10 Multi Story Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
52-18-01-401-113	700 HILLSIDE DR	4/21/2021	145000	WD	03-ARM'S LENGTH	145000	69200	47.72413793	171223	15000	130000	125682.2188	1.034	995	130.653	PR10		PR10 CONDOS	401
52-18-01-401-115	700 HILLSIDE DR	8/6/2021	153500	WD	03-ARM'S LENGTH	153500	69200	45.08143322	171234	15000	138500	125691.0703	1.102	995	139.196	PR10		PR10 CONDOS	401
52-19-07-104-116	827 C HAYNER DR	7/16/2021		WD	03-ARM'S LENGTH								1.137	1269	153.191	PR10		PR10 CONDOS	401
52-18-01-401-133	700 HILLSIDE DR	6/4/2021	219000	WD	03-ARM'S LENGTH	219000	86100	39.31506849	212042	15000	204000	158521.3125	1.287	1064	191.729	PR10		PR10 CONDOS	401
52-18-01-401-113	700 HILLSIDE DR	6/3/2022		WD	03-ARM'S LENGTH								1.471	995	185.829	PR10		PR10 CONDOS	401
52-19-06-377-106	927 SPRING ST	8/30/2021	170000	WD	03-ARM'S LENGTH	170000	60100	35.35294118	145755	24600	145400	97469.82813	1.492	1001	145.255	PR10		PR10 CONDOS	401
52-19-07-104-107	815 C HAYNER DR	9/7/2022	230000	WD	03-ARM'S LENGTH	230000	84200	36.60869565	194266	24600	205400	136497.1875	1.505	950	216.211	PR10		PR10 CONDOS	401
52-19-06-377-108	927 SPRING ST	8/12/2022	186000	WD	03-ARM'S LENGTH	186000	67500	36.29032258	154966	24600	161400	104880.125	1.539	1089	148.209	PR10		PR10 CONDOS	401
52-18-01-401-115	700 HILLSIDE DR	9/30/2022	217000	WD	03-ARM'S LENGTH	217000	73700	33.96313364	171234	15000	202000	125691.0703	1.607	995	203.015	PR10		PR10 CONDOS	401
52-19-07-104-110	821 C HAYNER DR	5/16/2022	250000	WD	03-ARM'S LENGTH	250000	82700	33.08	190890	24600	225400	133781.1719	1.685	950	237.263	PR10		PR10 CONDOS	401
52-18-01-401-112	700 HILLSIDE DR	2/23/2023	165000	WD	03-ARM'S LENGTH	165000	52400	31.75757576	120916	15000	150000	85209.97656	1.760	750	200	PR10		PR10 CONDOS	401
52-18-01-179-103	1142 CHARLEVOIX	9/15/2021	710000	WD	03-ARM'S LENGTH	710000	205500	28.94366197	489965	98000	612000	315337.9063	1.941	1916	319.415	PR10		PRO9 PINE SHOR	401
52-19-05-103-101	575 E LAKE ST	10/5/2021	199900	WD	03-ARM'S LENGTH	199900	54000	27.01350675	130378	24600	175300	85098.95313	2.060	792	221.338	PR10		PR10 CONDOS	401
52-19-06-151-101	709 JACKSON ST	9/15/2022		WD	21-NOT USED/OTHER								2.395	3793	252.307	PR10	52-19-06-151	PR10 CONDOS	401
52-19-05-103-101	575 E LAKE ST	12/19/2022	234900	WD	03-ARM'S LENGTH	234900	57100	24.30821626	130378	24600	210300	85098.95313	2.471	792	265.53	PR10		PR10 CONDOS	401
52-19-05-103-103	575 E LAKE ST	2/2/2023	235000	WD	03-ARM'S LENGTH	235000	57100	24.29787234	130378	24600	210400	85098.95313	2.472	792	265.657	PR10		PR10 CONDOS	401

For 2024, use 1.68 for Condos, PR10

City of Petoskey-2024 ECF Analysis PR11 Residential Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pan	Land Table	Property Class
52-19-05-304-101	1222 KALAMAZOO AV	9/2/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	2.137	1149	402.0017	PR11		PR10 CONDOS	401
52-19-06-203-104	306 QUAINANCE	6/6/2022	380000	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	2.847	898	358.5746	PR11		PR10 CONDOS	401
													2.492						

For 2024, use 2.49 for Condos, PR11

City of Petoskey-2024 ECF Analysis PR12 Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
52-19-06-201-102	250 WATER ST	9/1/2021	720000	WD	03-ARM'S LENGTH	720000	223300	31.01388889	625431	120000	600000	233024.8906	2.575	1851	324.149	PR12		PR10 CONDOS	401

For 2024, use 2.57 for Lake, PR12

City of Petoskey-2024 ECF Analysis PR02 Northeast Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
52-19-05-176-013	629 MICHIGAN ST	7/9/2021	130000	WD	03-ARM'S LENGTH	130000	23800	18.30769231	397679	109000	21000	211796.7656	0.099	2202	9.536785	PR2		PRO2 NORTHEAST RES	401
52-19-05-102-032	520 E LAKE ST	6/18/2021	220000	WD	03-ARM'S LENGTH	220000	192700	87.59090909	504022	88884	131116	304576.6563	0.430	3260	40.21963	PR2		PRO2 NORTHEAST RES	401
52-19-05-176-014	701 MICHIGAN ST	11/5/2021	226000	WD	03-ARM'S LENGTH	226000	123600	54.69026549	363194	109000	117000	186495.9688	0.627	2298	50.91384	PR2		PRO2 NORTHEAST RES	401
52-19-05-200-059	613 KALAMAZOO AV	10/11/2022	160000	WD	03-ARM'S LENGTH	160000	93300	58.3125	240356	91311	68689	109350.6953	0.628	1190	57.72185	PR2		PRO2 NORTHEAST RES	401
52-19-05-176-016	709 MICHIGAN ST	1/25/2023	275000	WD	03-ARM'S LENGTH	275000	182800	66.47272727	435876	109372	165628	239548.0547	0.691	2636	62.83308	PR2		PRO2 NORTHEAST RES	401
52-19-05-100-023	806 E MITCHELL ST	2/18/2022	450000	WD	03-ARM'S LENGTH	450000	252600	56.13333333	601798	232713	217287	270788.6875	0.802	2871	75.68339	PR2		PRO2 NORTHEAST RES	401
52-16-32-300-023		7/1/2021		WD	03-ARM'S LENGTH								0.829	3554	126.1455	PR2	52-16-32-3	PRO2 NORTHEAST RES	402
52-16-32-380-033	200 SUNSET AV	7/1/2021		WD	03-ARM'S LENGTH								0.829	3554	126.1455	PR2	52-16-32-3	PRO2 NORTHEAST RES	401
52-19-05-177-001	910 E MITCHELL ST	8/20/2021		WD	03-ARM'S LENGTH								1.038	2851	194.5156	PR2		PRO2 NORTHEAST RES	401
52-19-06-278-016	211 STATE ST	8/5/2021	305000	WD	03-ARM'S LENGTH	305000	0	0	377932	68778	236222	226818.7813	1.041	2250	104.9876	PR2		PRO2 NORTHEAST RES	401
52-19-06-278-012	220 MICHIGAN ST	4/22/2022	290000	MLC	03-ARM'S LENGTH	290000	144800	49.93103448	355472	57118	232882	218895.0781	1.064	2878	80.918	PR2		PRO2 NORTHEAST RES	401
52-16-32-402-012	825 ARLINGTON AV	5/3/2021	350000	WD	03-ARM'S LENGTH	350000	157600	45.02857143	415313	117394	232606	218575.9375	1.064	5327	183.4834	PR2		PRO2 NORTHEAST RES	401
52-19-05-100-025	920 E MITCHELL ST	5/27/2021		WD	03-ARM'S LENGTH								1.085	5327	183.4834	PR2		PRO2 NORTHEAST RES	401
52-19-05-178-004	813 MICHIGAN ST	1/25/2022		WD	03-ARM'S LENGTH								1.117	1491	131.4675	PR2		PRO2 NORTHEAST RES	401
52-19-05-102-034	610 E LAKE ST	5/10/2022	600000	WD	03-ARM'S LENGTH	600000	263500	43.91666667	650703	132898	467102	379900.9688	1.230	2484	188.0443	PR2		PRO2 NORTHEAST RES	401
52-19-05-178-018	807 MICHIGAN ST	7/2/2021	372000	WD	31-SPLIT IMPROVED	372000	0	0	398794	114499	257501	208580.3438	1.235	1856	138.7398	PR2		PRO2 NORTHEAST RES	401
52-19-06-127-027	412 W JEFFERSON ST	6/4/2021		WD	03-ARM'S LENGTH								1.241	1155	97.75152	PR2		PRO2 NORTHEAST RES	401
52-16-32-380-030	201 SUNSET AV	5/5/2022		WD	03-ARM'S LENGTH								1.257	1650	229.297	PR2		PRO2 NORTHEAST RES	401
52-19-05-126-076	614 ROSE ST	7/1/2021	279000	WD	03-ARM'S LENGTH	279000	108700	38.96057348	290209	89383	189617	147341.1602	1.287	1934	98.04395	PR2	52-19-05-1	PRO2 NORTHEAST RES	401
52-19-05-126-077	616 ROSE ST	7/1/2021	279000	WD	03-ARM'S LENGTH	279000	108700	38.96057348	290209	89383	189617	147341.1602	1.287	1934	98.04395	PR2	52-19-05-1	PRO2 NORTHEAST RES	401
52-19-05-200-012	311 KALAMAZOO AV	5/14/2021		WD	03-ARM'S LENGTH								1.341	1352	182.1294	PR2		PRO2 NORTHEAST RES	401
52-19-06-278-006	421 EMMET ST	9/20/2021	299900	WD	03-ARM'S LENGTH	299900	114600	38.21273758	299289	73973	225927	165308.875	1.367	1598	141.3811	PR2		PRO2 NORTHEAST RES	401
52-16-32-300-016	619 ROSE ST	11/21/2022	950000	WD	03-ARM'S LENGTH	950000	371200	39.07368421	938184	275568	674432	486145.2813	1.387	2977	226.5475	PR2		PRO2 NORTHEAST RES	401
52-16-32-376-015	154 BEAUBIEN AV	3/4/2022	235000	WD	03-ARM'S LENGTH	235000	83500	35.53191489	227206	95856	139144	96368.30469	1.444	1058	131.5161	PR2		PRO2 NORTHEAST RES	401
52-19-06-301-008	717 PLEASANT ST	5/28/2021	175000	WD	03-ARM'S LENGTH	175000	73700	42.11428571	150299	24422	150578	92352.89844	1.630	883	170.53	PR2		PC12 COMMERCIAL	401
52-19-05-100-052	904 MICHIGAN ST	7/5/2022		WD	03-ARM'S LENGTH								1.740	1420	212.3796	PR2		PRO2 NORTHEAST RES	401
52-19-05-126-034	205 OTTAWA ST	8/31/2021	675000	WD	03-ARM'S LENGTH	675000	206600	30.60740741	539063	86567	588433	331985.3125	1.772	2391	246.1033	PR2		PRO2 NORTHEAST RES	401
52-16-32-400-026	1450 GLENDALE AV	1/19/2022	720000	WD	03-ARM'S LENGTH	720000	0	0	601201	254102	465898	254658.1094	1.830	2286	203.8049	PR2		PRO2 NORTHEAST RES	401
52-19-05-102-015	121 DIVISION ST	3/11/2022	396500	WD	03-ARM'S LENGTH	396500	114100	28.77679697	307652	61333	335167	180718.2656	1.855	1540	217.6409	PR2		PRO2 NORTHEAST RES	401
52-19-05-152-010	442 STATE ST	9/17/2021	480000	WD	03-ARM'S LENGTH	480000	138800	28.91666667	362078	59293	420707	222146	1.894	2021	208.1677	PR2		PRO2 NORTHEAST RES	401
52-19-05-100-020	612 E MITCHELL ST	9/28/2022		WD	03-ARM'S LENGTH								1.941	2275	160.9011	PR2		PRO2 NORTHEAST RES	401
52-19-05-200-024	1124 E MITCHELL ST	12/1/2022	257000	WD	03-ARM'S LENGTH	257000	77400	30.11673152	193714	47847	209153	107019.0781	1.954	1447	144.5425	PR2		PRO2 NORTHEAST RES	401
52-19-05-102-013	603 BAY ST	7/29/2022	425000	WD	03-ARM'S LENGTH	425000	127800	30.07058824	318627	73523	351477	179826.8594	1.955	1248	281.6322	PR2		PRO2 NORTHEAST RES	401
52-16-32-376-011	149 BEAUBIEN AV	1/20/2023	247500	WD	03-ARM'S LENGTH	247500	74900	30.26262626	196358	93623	153877	75374.17188	2.042	704	218.5753	PR2		PRO2 NORTHEAST RES	401
52-19-05-200-058	609 KALAMAZOO AV	6/19/2021		WD	03-ARM'S LENGTH								2.067	2292	217.6104	PR2		PRO2 NORTHEAST RES	401
52-19-05-100-060	516 KALAMAZOO AV	5/3/2021	326000	WD	03-ARM'S LENGTH	326000	88700	27.20858896	235320	61664	264336	127407.1875	2.075	1323	199.8005	PR2		PRO2 NORTHEAST RES	401
52-19-05-102-016	511 BAY ST	9/10/2021	323500	WD	03-ARM'S LENGTH	323500	81600	25.22411128	211644	25994	297506	136206.8906	2.184	1440	206.6014	PR2		PRO2 NORTHEAST RES	401
52-19-05-126-057	304 KALAMAZOO AV	5/20/2022	631733	WD	03-ARM'S LENGTH	631733	165000	26.11862923	406304	70904	560829	246074.8281	2.279	2216	253.0817	PR2		PRO2 NORTHEAST RES	401
52-19-05-179-006	722 MICHIGAN ST	8/27/2021		WD	03-ARM'S LENGTH								2.310	3216	279.8641	PR2		PRO2 NORTHEAST RES	401
52-19-05-151-007	414 WALKAZOO AV	4/5/2021	560000	WD	03-ARM'S LENGTH	560000	101500	18.125	347396	47434	512566	220074.8281	2.329	2103	243.7309	PR2		PRO2 NORTHEAST RES	201
52-19-05-200-045	1028 HILL ST	4/13/2022		WD	03-ARM'S LENGTH								2.347	1112	399.4397	PR2		PRO2 NORTHEAST RES	401
52-19-05-102-030	512 E LAKE ST	1/7/2022	485000	WD	03-ARM'S LENGTH	485000	96700	19.93814433	252693	42313	442687	154350.7031	2.868	1748	253.2534	PR2		PRO2 NORTHEAST RES	401
52-19-05-102-007	109 DIVISION ST	7/15/2022		WD	03-ARM'S LENGTH								1.497	1882	333.3406	PR2		PRO2 NORTHEAST RES	401

For 2024, use 1.497 for Petoskey NE Residential, PR2

City of Petoskey-2024 ECF Analysis PRO5 Lake Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa Land Table	Property Class
52-19-06-100-006	546 W LAKE ST	5/2/2022	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	2.361	2194	257.2511	PR5	PRO5 LAKE RES	401
52-16-32-401-001	114 BOULDER LN	6/29/2022	[REDACTED]	WD	21-NOT USED/OTHE	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	4.412	2679	438.24	PR5	PRO5 LAKE RES	401
													3.386					

For 2024, use 2.361 for Lake Res, prior rate was 1.595

City of Petoskey-2024 ECF Analysis PRO6 Lake Influence Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcr	Land Table	Property Class
52-19-06-202-010	203 W LAKE ST	11/17/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1.124	2248	113.266	PR6		PRO2 NORTHEAST RES	401
52-19-06-202-014	117 W LAKE ST	7/23/2021	328400	WD	03-ARM'S LENGTH	328400	144100	43.87941535	406653	69653	258747	211285.2656	1.225	1940	133.375	PR6		PRO2 NORTHEAST RES	401
52-19-06-202-009	211 W LAKE ST	7/8/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1.375	2162	219.087	PR6		PRO6 LAKE INFLUENCE	401
52-16-32-400-006	5 BELLE AV	5/11/2022	480000	WD	03-ARM'S LENGTH	480000	156700	32.64583333	381732	86233	393767	185265.8281	2.125	1634	240.983	PR6		PRO6 LAKE INFLUENCE	401
52-16-32-401-017	118 ROSEDALE AV	9/3/2021	[REDACTED]	WD	03-ARM'S LENGTH	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	2.512	1356	265.822	PR6		PRO6 LAKE INFLUENCE	401
52-19-06-127-028	408 W JEFFERSON ST	9/30/2021	470000	WD	03-ARM'S LENGTH	470000	102000	21.70212766	290767	109447	360553	113680.25	3.172	1098	328.372	PR6		PRO2 NORTHEAST RES	401

For 2024, use 1.922 for Lake Influence, PR6

City of Petoskey-2024 ECF Analysis PR08 Arlington Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class
52-16-32-403-106	827 ARLINGTON AV	9/17/2021	229900	WD	03-ARM'S LENGTH	229900	58500	25.44584602	211117	10100	219800	226115.8594	0.972	2016	109.028	PR8	PR08 ARLINGTON CONDOS	401
52-16-32-378-101	804 ARLINGTON AV	10/18/2021	130000	WD	03-ARM'S LENGTH	130000	68900	53	156095	10100	119900	96429.98438	1.243	828	144.807	PR8	PR08 ARLINGTON CONDOS	401
52-16-32-377-109	806 ARLINGTON AV	5/21/2021	162500	WD	03-ARM'S LENGTH	162500	69200	42.58461538	156858	10100	152400	96933.95313	1.572	844	180.569	PR8	PR08 ARLINGTON CONDOS	401
52-16-32-377-112	806 ARLINGTON AV	3/11/2022	185000	WD	03-ARM'S LENGTH	185000	69200	37.40540541	156858	10100	174900	96933.95313	1.804	844	207.227	PR8	PR08 ARLINGTON CONDOS	401
52-16-32-379-102	600 ARLINGTON AV	7/8/2022	225000	WD	03-ARM'S LENGTH	225000	88500	39.33333333	187895	10100	214900	117433.9531	1.830	987	217.73	PR8	PR08 ARLINGTON CONDOS	401
													1.484					

For 2024, use 1.484 for Arlington Condos