

2024 GLADWIN CITY E.C.F.'S

| PARCEL # | SALE DATE | INST. | ADJ.SALE LAND & IMPROVE. | BLD.RES. | MAN.COS | E.C.F. |
|-----------------------------------------------------------------|------------|-------|--------------------------|----------|---------|---------------|
| 2024 COMMERCIAL E.C.F.'S - GLADWIN CITY | | | | | | |
| 2024 COMM'L. E.C.F.'S - 'NON-TRUNKLINE' NEIGHBORHOOD PROPERTIES | | | | | | |
| 110-430-012-017-00 & 430-012-015-01 | 11/15/2021 | WD | 112,000 | 39,435 | 72,565 | 65,308 1.111 |
| 160-001-400-005-00 | 12/9/2022 | WD | 110,000 | 26,595 | 83,405 | 114,077 0.731 |
| 170-050-010-005-01 | 10/7/2022 | LC | 69,900 | 19,166 | 50,734 | 61,514 0.825 |
| 170-050-016-007-00 & 170-005-008-00 | 5/20/2021 | WD | 114,000 | 71,206 | 42,794 | 113,112 0.378 |
| 170-060-004-005-00 | 11/23/2021 | WD | 245,000 | 39,493 | 205,507 | 296,114 0.964 |
| 170-631-300-001-10 | 6/1/2021 | LC | 130,000 | 64,919 | 65,081 | 216,915 0.300 |
| | | | | 520,086 | 867,040 | 0.599 |
| USED .60 E.C.F. FOR 'NON-TRUNKLINE NEIGHBORHOOD | | | | | | |

2024 COMM'L. E.C.F.'S - DOWNTOWN PROPERTIES
 (SEE ATT'D. B.S.& A. PRINTOUT - 'DOWNTOWN' COMMERCIAL PROPERTIES)
USED .52 E.C.F. FOR 'DOWNTOWN' NEIGHBORHOOD

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|--------------------------------------------------------------------------------------------------------------------------------|-----------|----|---------|---------|---------|---------------|
| 2024 COMM'L. E.C.F.'S - 'M-61 E-W & N-S M-18 A.K.A. STATE ST./SILVERLEAF ST. | | | | | | |
| 050-003-203-001-02 | 8/20/2021 | WD | 73,000 | 59,580 | 13,420 | 33,688 0.398 |
| 050-003-204-003-00 | 2/24/2022 | WD | 112,500 | 74,227 | 38,273 | 69,445 0.551 |
| 050-003-300-002-20 | 1/10/2022 | WD | 123,200 | 74,288 | 48,912 | 108,762 0.450 |
| 100-004-200-001-00 | 5/31/2022 | WD | 350,000 | 86,331 | 263,669 | 537,405 0.491 |
| 170-601-200-011-10 | 4/27/2022 | LC | 155,000 | 69,269 | 85,731 | 107,152 0.800 |
| | | | | 450,005 | 856,452 | 0.525 |
| USED .525 E.C.F. FOR M-61, E-W & N-S M-18 A.K.A. STATE/SILVERLEAF ST. NEIGHBORHOOD; ALSO FOR COMM'L. IN IND'L. PARK | | | | | | |

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|--------------------------|-----------|----|---------|---------|---------|-----------------------------|
| 2024 INDUSTRIAL E.C.F.'S | | | | | | |
| 100-026-400-003-10 | 1/21/2022 | WD | 138,000 | 78,311 | 59,689 | 66,076 0.903 |
| 160-001-400-002-01 | 8/22/2022 | WD | 300,000 | 56,918 | 243,082 | 307,068 0.792 COMM'L. PROP. |
| 170-050-010-005-01 | 10/7/2022 | LC | 69,900 | 19,166 | 50,734 | 61,514 0.825 COMM'L. PROP. |
| 170-601-200-011-10 | 4/27/2022 | LC | 155,000 | 69,269 | 85,731 | 107,152 0.8 COMM'L. PROP. |
| | | | | 439,236 | 541,810 | 0.811 |

USED .81 E.C.F. FOR INDUSTRIAL PROPERTIES

2024 RESIDENTIAL E.C.F.'S

2024 RESIDENTIAL E.C.F.'S BEHNKE' NEIGHBORHOOD

(SEE ATT'D. BSA PRINTOUT-'BEHNKE' **USED .93 E.C.F. FOR 'BEHNKE' NEIGHBORHOOD**

2024 RESIDENTIAL E.C.F.'S ORIGINAL PLATS NEIGHBORHOOD

(SEE ATT'D. BSA PRINTOUT-'ORIGINAL PL' **USED .83 E.C.F. FOR 'ORIGINAL PLATS' NEIGHBORHOOD**

****NOTE-USED 'ORIGINAL PLATS' E.C.F. FOR RESIDENCES IN COMM'L./IND'L. NEIGHBORHOODS**

2024 RESIDENTIAL E.C.F.'S WOODS NEIGHBORHOOD

(SEE ATT'D. BSA PRINTOUT-'WOODS' **USED .88 E.C.F. FOR 'WOODS' NEIGHBORHOOD**

2024 RESIDENTIAL E.C.F.'S BOWERY' NEIGHBORHOOD

(SEE ATT'D. BSA PRINTOUT-'BOWERY' **USED .82 E.C.F. FOR 'BOWERY' NEIGHBORHOOD**

2024 RESIDENTIAL E.C.F.'S - MOBILE HOMES (ALL NEIGHBORHOODS)

(SEE ATT'D. BSA PRINTOUT-MOBILE **USED 1.08 E.C.F. FOR MOBILE HOMES IN ALL NEIGHBORHOODS**

GLADWIN CITY 2024 COMM'L. E.C.F.'s - 'DOWNTOWN' NEIGHBORHOOD

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | sd. when Sold/Adj. Sa | |
|--------------------|---------------------|-----------|------------------|--------|-------------------|-------------------|------------------------|--------------|
| 170-050-010-005-01 | 106 N ANTLER STREET | 10/07/22 | \$69,900 | LC | 03-ARM'S LENGTH | \$69,900 | \$16,800 24.03 | |
| 170-050-011-005-00 | 238 W CEDAR AVENUE | 03/07/23 | \$200,000 | LC | 03-ARM'S LENGTH | \$200,000 | \$52,100 26.05 | |
| 170-050-012-007-00 | 320 W CEDAR AVENUE | 08/01/22 | \$79,000 | PTA | 03-ARM'S LENGTH | \$79,000 | \$40,900 51.77 | |
| 170-060-002-001-01 | 105 W CEDAR AVENUE | 06/24/22 | \$188,000 | WD | 03-ARM'S LENGTH | \$188,000 | \$65,000 34.57 | |
| 170-060-003-001-03 | 207 W CEDAR AVENUE | 08/24/22 | \$50,000 | WD | 31-SPLIT IMPROVED | \$50,000 | \$0 0.00 | |
| 170-060-003-002-01 | 217 W CEDAR AVENUE | 02/16/22 | \$99,700 | WD | 03-ARM'S LENGTH | \$99,700 | \$42,400 42.53 | |
| 170-060-003-004-00 | 237 W CEDAR AVENUE | 06/16/22 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$55,900 43.00 | |
| 170-060-003-004-02 | 247 W CEDAR AVENUE | 01/25/22 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 | \$60,700 43.36 | |
| Totals: | | | \$956,600 | | | \$956,600 | \$333,800 | |
| | | | | | | | Sale. Ratio = | 34.89 |
| | | | | | | | Std. Dev. => | 16.35 |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | v. by Mean | (uilding Styl | Land Value |
|------------------|-------------|------------------|--------------------|--------------|------------|----------------|----------------|---------------|------------------|------------|
| \$42,651 | \$4,469 | \$65,431 | \$81,238 | 0.805 | 1,200 | \$54.53 | 251 | 27.1108 | | \$4,469 |
| \$123,339 | \$15,540 | \$184,460 | \$229,360 | 0.804 | 2,691 | \$68.55 | 251 | 26.9926 | | \$12,826 |
| \$96,792 | \$21,941 | \$57,059 | \$159,257 | 0.358 | 1,224 | \$46.62 | 251 | 17.6031 | One story | \$14,564 |
| \$158,751 | \$14,895 | \$173,105 | \$306,077 | 0.566 | 5,625 | \$30.77 | 251 | 3.1248 | | \$14,895 |
| \$52,661 | \$8,242 | \$41,758 | \$94,509 | 0.442 | 1,716 | \$24.33 | 251 | 9.2469 | | \$7,282 |
| \$103,755 | \$7,944 | \$91,756 | \$203,853 | 0.450 | 2,784 | \$32.96 | 251 | 8.4205 | | \$7,944 |
| \$139,593 | \$13,406 | \$116,594 | \$268,483 | 0.434 | 5,200 | \$22.42 | 251 | 10.0043 | | \$13,406 |
| \$157,526 | \$8,358 | \$131,642 | \$317,379 | 0.415 | 3,250 | \$40.51 | 251 | 11.9534 | | \$8,358 |
| \$875,068 | | \$861,805 | \$1,660,155 | | | \$40.09 | | 1.5202 | | |
| | | | E.C.F. => | 0.519 | | Std. Deviat | 0.17658 | | | |
| | | | Ave. E.C.F. => | 0.534 | | Ave. Varianc | 14.3071 | Coefficient | 0.2677656 | |

GLADWIN CITY 2024 RESIDENTIAL E.C.F.'S - 'BEHNKE' NEIGHBORHOOD

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale | sd. when So | sd/Adj. Sa |
|--------------------|--------------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|-----------------------------|
| 170-010-000-007-00 | 1312 N ANTLER STREET | 01/14/22 | \$90,000 | WD | 03-ARM'S LENGTH | \$90,000 | \$34,300 | 38.11 |
| 170-010-000-022-00 | 1306 N SILVERLEAF STREET | 05/20/21 | \$94,000 | WD | 03-ARM'S LENGTH | \$94,000 | \$38,800 | 41.28 |
| 170-110-000-013-00 | 525 PARKWAY COURT | 04/12/22 | \$111,500 | WD | 03-ARM'S LENGTH | \$111,500 | \$29,300 | 26.28 |
| 170-110-000-044-00 | 370 PARKWAY COURT | 10/28/22 | \$142,500 | WD | 03-ARM'S LENGTH | \$142,500 | \$53,000 | 37.19 |
| 170-110-000-046-00 | 344 PARKWAY COURT | 11/12/21 | \$106,000 | LC | 03-ARM'S LENGTH | \$106,000 | \$32,800 | 30.94 |
| 170-110-000-049-00 | 264 PARKWAY COURT | 01/13/23 | \$89,901 | WD | 03-ARM'S LENGTH | \$89,901 | \$28,500 | 31.70 |
| 170-280-000-003-00 | 908 PHEASANT RUN DRIVE | 04/14/21 | \$150,500 | WD | 03-ARM'S LENGTH | \$150,500 | \$59,300 | 39.40 |
| 170-280-000-018-00 | 1105 PHEASANT RUN DRIVE | 10/26/22 | \$189,900 | LC | 03-ARM'S LENGTH | \$189,900 | \$56,200 | 29.59 |
| 170-280-000-023-00 | 905 PHEASANT RUN DRIVE | 02/17/23 | \$210,000 | WD | 03-ARM'S LENGTH | \$210,000 | \$78,000 | 37.14 |
| Totals: | | | \$1,184,301 | | | \$1,184,301 | \$410,200 | |
| | | | | | | | | Sale. Ratio = 34.64 |
| | | | | | | | | Std. Dev. => 5.11 |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area v. | by Mean | Building Styl | Land Value |
|--------------------|-------------|--------------------|--------------------|--------|------------|----------------|----------------|---------------|-----------------|------------|
| \$88,216 | \$12,571 | \$77,429 | \$93,389 | 0.829 | 896 | \$86.42 | 010 | 12.5463 | One story | \$11,385 |
| \$103,069 | \$16,574 | \$77,426 | \$106,784 | 0.725 | 960 | \$80.65 | 010 | 22.9495 | One story | \$11,385 |
| \$77,257 | \$9,243 | \$102,257 | \$83,968 | 1.218 | 1,056 | \$96.83 | 010 | 26.3244 | One story | \$9,243 |
| \$130,157 | \$23,376 | \$119,124 | \$131,828 | 0.904 | 1,640 | \$72.64 | 010 | 5.0937 | Two story | \$9,660 |
| \$84,044 | \$14,795 | \$91,205 | \$85,493 | 1.067 | 1,056 | \$86.37 | 010 | 11.2251 | One story | \$9,660 |
| \$69,778 | \$12,511 | \$77,390 | \$70,700 | 1.095 | 1,056 | \$73.29 | 010 | 14.0059 | One story | \$9,660 |
| \$163,819 | \$21,014 | \$129,486 | \$176,302 | 0.734 | 1,320 | \$98.10 | 010 | 22.0113 | One story | \$6,600 |
| \$141,672 | \$16,770 | \$173,130 | \$154,200 | 1.123 | 1,220 | \$141.91 | 010 | 16.8196 | One story | \$9,864 |
| \$192,197 | \$26,106 | \$183,894 | \$205,051 | 0.897 | 1,352 | \$136.02 | 010 | 5.7744 | One story | \$7,369 |
| \$1,050,209 | | \$1,031,341 | \$1,107,715 | | | \$96.91 | | 2.3513 | | |
| | | E.C.F. => | 0.931 | | | Std. Deviat | 0.17769 | | | |
| | | Ave. E.C.F. => | 0.955 | | | Ave. Varian | 15.1945 | Coefficient | 15.91767 | |

GLADWIN CITY 2024 RES'L. E.C.F.'s - 'ORIGINAL PLATS' NEIGHBORHOOD

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | nf. Adj. Sale | tsd. when Sold | tsd./Adj. Sa |
|--------------------|--------------------------|-----------|------------|--------|-----------------|---------------|----------------|--------------|
| 170-040-002-004-00 | 324 S SILVERLEAF | 06/28/21 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$17,300 | 21.63 |
| 170-040-004-002-00 | 300 S ARCADE STREET | 09/28/22 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$50,000 | 27.03 |
| 170-040-009-001-00 | 128 E JUNE STREET | 03/31/22 | \$146,000 | WD | 03-ARM'S LENGTH | \$146,000 | \$48,700 | 33.36 |
| 170-040-014-007-01 | 619 S SILVERLEAF STREET | 05/27/22 | \$97,000 | WD | 03-ARM'S LENGTH | \$97,000 | \$50,500 | 52.06 |
| 170-040-017-001-00 | 700 S ANTLER STREET | 12/05/22 | \$108,500 | WD | 03-ARM'S LENGTH | \$108,500 | \$31,700 | 29.22 |
| 170-040-017-002-00 | 704 S ANTLER STREET | 05/24/21 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$39,500 | 35.91 |
| 170-040-017-010-00 | 701 S ARCADE | 06/24/22 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$48,800 | 46.48 |
| 170-040-017-010-00 | 701 S ARCADE | 01/25/22 | \$97,000 | WD | 03-ARM'S LENGTH | \$97,000 | \$44,200 | 45.57 |
| 170-050-014-001-00 | 235 N ANTLER STREET | 05/25/21 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$29,200 | 44.92 |
| 170-050-014-008-00 | 201 N ANTLER STREET | 07/30/21 | \$165,000 | LC | 03-ARM'S LENGTH | \$165,000 | \$54,100 | 32.79 |
| 170-050-016-001-00 | 140 E BEECH STREET | 06/28/22 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$16,600 | 27.67 |
| 170-050-016-002-00 | 124 E BEECH STREET | 06/03/22 | \$50,000 | WD | 03-ARM'S LENGTH | \$50,000 | \$18,200 | 36.40 |
| 170-060-001-008-10 | 139 E GROUT STREET | 10/07/21 | \$95,000 | WD | 03-ARM'S LENGTH | \$95,000 | \$34,600 | 36.42 |
| 170-070-002-006-00 | 206 FOURTH STREET | 03/13/23 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$21,300 | 28.40 |
| 170-070-014-002-00 | 305 W FOURTH STREET | 10/25/21 | \$96,000 | WD | 03-ARM'S LENGTH | \$96,000 | \$24,200 | 25.21 |
| 170-070-017-003-00 | 105 W THIRD STREET | 01/21/22 | \$92,000 | WD | 03-ARM'S LENGTH | \$92,000 | \$25,300 | 27.50 |
| 170-070-017-005-10 | 1000 N SILVERLEAF STREET | 04/11/22 | \$134,000 | WD | 03-ARM'S LENGTH | \$134,000 | \$52,500 | 39.18 |
| 170-070-018-001-00 | 201 THIRD STREET | 09/15/21 | \$65,000 | LC | 03-ARM'S LENGTH | \$65,000 | \$21,900 | 33.69 |
| 170-070-018-003-00 | 1004 N ANTLER STREET | 04/16/21 | \$99,900 | WD | 03-ARM'S LENGTH | \$99,900 | \$39,100 | 39.14 |
| 170-070-018-005-00 | 1000 N ANTLER STREET | 02/23/23 | \$141,000 | WD | 03-ARM'S LENGTH | \$141,000 | \$48,500 | 34.40 |
| 170-070-018-008-00 | 1001 N SILVERLEAF STREET | 05/27/22 | \$71,000 | WD | 03-ARM'S LENGTH | \$71,000 | \$26,600 | 37.46 |
| 170-070-020-001-00 | 405 THIRD STREET | 07/30/21 | \$164,900 | WD | 03-ARM'S LENGTH | \$164,900 | \$66,200 | 40.15 |
| 170-070-020-005-00 | 1004 N BOWERY AVENUE | 11/19/21 | \$83,000 | WD | 03-ARM'S LENGTH | \$83,000 | \$25,700 | 30.96 |
| 170-070-025-002-00 | 807 W SECOND STREET | 05/23/22 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$44,500 | 26.97 |
| 170-070-030-004-00 | 335 SECOND STREET | 09/23/21 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$38,900 | 37.05 |
| 170-070-031-005-00 | 136 W FIRST STREET | 12/03/21 | \$102,000 | WD | 03-ARM'S LENGTH | \$102,000 | \$37,300 | 36.57 |
| 170-070-031-006-00 | 130 W FIRST STREET | 03/23/22 | \$112,500 | WD | 03-ARM'S LENGTH | \$112,500 | \$39,200 | 34.84 |
| 170-070-032-006-00 | 100 W FIRST STREET | 03/30/22 | \$62,000 | WD | 03-ARM'S LENGTH | \$62,000 | \$0 | 0.00 |
| 170-080-017-003-00 | 325 N SILVERLEAF ST | 11/02/22 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$32,200 | 53.67 |
| 170-080-018-003-00 | 321 N ANTLER STREET | 05/16/22 | \$162,000 | WD | 03-ARM'S LENGTH | \$162,000 | \$54,800 | 33.83 |
| 170-080-021-002-00 | 415 N ANTLER STREET | 11/05/21 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$50,500 | 38.85 |
| 170-080-021-007-00 | 420 N ARCADE STREET | 04/27/22 | \$139,900 | WD | 03-ARM'S LENGTH | \$139,900 | \$44,800 | 32.02 |
| 170-080-021-007-00 | 420 N ARCADE STREET | 10/20/22 | \$169,900 | WD | 03-ARM'S LENGTH | \$169,900 | \$44,800 | 26.37 |

| | | | | | | | | |
|--------------------|-------------------------|----------|-----------|----|-----------------|-----------|----------|-------|
| 170-080-023-008-00 | 110 W MARTIN STREET | 06/22/21 | \$55,000 | LC | 03-ARM'S LENGTH | \$55,000 | \$21,900 | 39.82 |
| 170-080-030-004-00 | 709 N ANTLER STREET | 08/31/22 | \$104,900 | WD | 03-ARM'S LENGTH | \$104,900 | \$32,100 | 30.60 |
| 170-080-036-003-00 | 519 W FIRST STREET | 01/14/22 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$30,000 | 28.57 |
| 170-080-037-004-00 | 804 ERIE STREET | 11/24/21 | \$100,500 | WD | 03-ARM'S LENGTH | \$100,500 | \$30,300 | 30.15 |
| 170-080-038-001-00 | 805 N ERIE STREET | 02/16/23 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$39,600 | 30.46 |
| 170-080-039-004-00 | 806 RIVER STREET | 06/08/22 | \$129,900 | WD | 03-ARM'S LENGTH | \$129,900 | \$34,300 | 26.40 |
| 170-080-048-001-00 | 701 N BOWERY AVENUE | 07/05/22 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$34,400 | 31.27 |
| 170-080-048-006-00 | 738 N CAYUGA STREET | 08/09/21 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$16,900 | 24.14 |
| 170-080-056-001-00 | 900 W MARTIN STREET | 03/07/22 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$35,000 | 28.00 |
| 170-080-057-007-00 | 810 W MARTIN STREET | 04/22/22 | \$101,000 | WD | 03-ARM'S LENGTH | \$101,000 | \$37,800 | 37.43 |
| 170-080-059-002-00 | 509 IONIA STREET | 11/19/21 | \$118,000 | WD | 03-ARM'S LENGTH | \$118,000 | \$42,400 | 35.93 |
| 170-080-060-002-00 | 503 CAYUGA STREET | 10/22/21 | \$63,500 | WD | 03-ARM'S LENGTH | \$63,500 | \$16,300 | 25.67 |
| 170-080-065-008-00 | 708 WARREN STREET | 09/03/21 | \$112,000 | WD | 03-ARM'S LENGTH | \$112,000 | \$34,100 | 30.45 |
| 170-080-066-008-00 | 400 RIVER STREET | 03/24/23 | \$30,000 | LC | 03-ARM'S LENGTH | \$30,000 | \$12,900 | 43.00 |
| 170-080-069-001-00 | 301 ERIE STREET | 12/07/22 | \$90,000 | WD | 03-ARM'S LENGTH | \$90,000 | \$25,600 | 28.44 |
| 170-080-069-004-00 | 307 ERIE STREET | 08/19/22 | \$95,000 | WD | 03-ARM'S LENGTH | \$95,000 | \$30,800 | 32.42 |
| 170-080-072-007-00 | 440 W BEECH STREET | 01/28/22 | \$69,500 | WD | 03-ARM'S LENGTH | \$69,500 | \$31,900 | 45.90 |
| 170-080-073-001-00 | 207 CAYUGA STREET | 07/13/22 | \$108,100 | WD | 03-ARM'S LENGTH | \$108,100 | \$40,300 | 37.28 |
| 170-080-073-013-00 | 201 N CAYUGA STREET | 10/07/22 | \$97,000 | WD | 03-ARM'S LENGTH | \$97,000 | \$37,700 | 38.87 |
| 170-100-009-005-00 | 407 CEMETERY STREET | 06/17/22 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$35,500 | 29.58 |
| 170-100-009-007-00 | 905 CHATTERTON STREET | 07/01/21 | \$107,800 | WD | 03-ARM'S LENGTH | \$107,800 | \$28,700 | 26.62 |
| 170-100-010-007-00 | 303 S CEMETERY STREET | 03/21/22 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$61,000 | 42.07 |
| 170-155-000-016-00 | 1118 E CEDAR AVENUE | 06/14/21 | \$21,000 | WD | 03-ARM'S LENGTH | \$21,000 | \$8,500 | 40.48 |
| 170-160-001-003-00 | 434 N SILVERLEAF STREET | 10/14/21 | \$85,000 | WD | 03-ARM'S LENGTH | \$85,000 | \$31,800 | 37.41 |
| 170-170-002-010-00 | 435 E BEECH STREET | 10/01/21 | \$144,500 | WD | 03-ARM'S LENGTH | \$144,500 | \$48,900 | 33.84 |
| 170-170-004-003-10 | 215 E BEECH STREET | 12/07/22 | \$39,900 | WD | 03-ARM'S LENGTH | \$39,900 | \$0 | 0.00 |
| 170-170-005-002-00 | 238 E BEECH STREET | 12/07/21 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$18,500 | 30.83 |
| 170-170-005-003-00 | 236 E BEECH STREET | 05/12/22 | \$42,500 | WD | 03-ARM'S LENGTH | \$42,500 | \$16,100 | 37.88 |
| 170-170-005-009-00 | 213 E MAPLE STREET | 06/18/21 | \$64,000 | WD | 03-ARM'S LENGTH | \$64,000 | \$26,200 | 40.94 |
| 170-170-005-014-00 | 203 N TOWNSEND STREET | 01/07/22 | \$136,000 | WD | 03-ARM'S LENGTH | \$136,000 | \$44,300 | 32.57 |
| 170-170-006-002-00 | 340 E BEECH STREET | 04/05/22 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$22,100 | 34.00 |
| 170-170-007-005-00 | 420 E BEECH STREET | 02/08/23 | \$73,500 | WD | 03-ARM'S LENGTH | \$73,500 | \$25,300 | 34.42 |
| 170-180-004-015-00 | 144 S TOWNSEND STREET | 08/30/22 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$30,500 | 29.05 |
| 170-180-005-004-00 | 220 E GROUT STREET | 12/07/22 | \$68,000 | WD | 03-ARM'S LENGTH | \$68,000 | \$23,200 | 34.12 |

| | | | | | | | | | |
|--------------------|---------------------|----------|--------------------|----|-----------------|--------------------|--------------------|--------------------------|--------------|
| 170-180-005-004-00 | 220 E GROUT STREET | 12/07/22 | \$68,000 | WD | 03-ARM'S LENGTH | \$68,000 | \$23,200 | 34.12 | |
| 170-180-006-002-01 | 310 E GROUT STREET | 08/20/21 | \$85,000 | WD | 03-ARM'S LENGTH | \$85,000 | \$23,400 | 27.53 | |
| 170-180-011-003-00 | 308 SHERMAN STREET | 01/27/23 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$20,200 | 28.86 | |
| 170-180-011-007-01 | 335 TOWNSEND STREET | 02/03/23 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$43,100 | 39.18 | |
| 170-636-400-007-00 | 147 CLENDENING ROAD | 11/01/21 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$38,300 | 26.41 | |
| 170-636-402-027-02 | 409 CLENDENING RD | 05/13/22 | \$89,500 | WD | 03-ARM'S LENGTH | \$89,500 | \$24,100 | 26.93 | |
| Totals: | | | \$7,252,700 | | | \$7,252,700 | \$2,398,900 | | |
| | | | | | | | | Sale. Ratio => | 33.08 |
| | | | | | | | | Std. Dev. => | 8.55 |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area ev. by | Mean (%uilding Styl | Land Value | |
|----------------|-------------|----------------|--------------|--------|------------|-----------|-----------------|---------------------|------------|----------|
| \$55,361 | \$7,619 | \$72,381 | \$62,818 | 1.152 | 780 | \$92.80 | 030 | 30.5302 | One story | \$7,619 |
| \$128,065 | \$8,103 | \$176,897 | \$157,845 | 1.121 | 1,320 | \$134.01 | 030 | 27.3779 | Two story | \$7,590 |
| \$122,587 | \$35,049 | \$110,951 | \$115,182 | 0.963 | 1,056 | \$105.07 | 030 | 11.6347 | One story | \$16,531 |
| \$127,225 | \$28,057 | \$68,943 | \$130,484 | 0.528 | 1,176 | \$58.63 | 030 | 31.8561 | One story | \$21,940 |
| \$86,161 | \$11,214 | \$97,286 | \$98,614 | 0.987 | 960 | \$101.34 | 030 | 13.9605 | One story | \$7,590 |
| \$116,329 | \$19,975 | \$90,025 | \$126,782 | 0.710 | 1,152 | \$78.15 | 030 | 13.6844 | One story | \$7,590 |
| \$124,357 | \$12,990 | \$92,010 | \$146,536 | 0.628 | 960 | \$95.84 | 030 | 21.9021 | Two story | \$7,590 |
| \$124,357 | \$12,990 | \$84,010 | \$146,536 | 0.573 | 960 | \$87.51 | 030 | 27.3616 | Two story | \$7,590 |
| \$77,828 | \$9,194 | \$55,806 | \$90,308 | 0.618 | 1,344 | \$41.52 | 030 | 22.8971 | Two story | \$6,972 |
| \$170,311 | \$10,386 | \$154,614 | \$210,428 | 0.735 | 2,376 | \$65.07 | 030 | 11.2163 | Two story | \$6,798 |
| \$44,789 | \$9,452 | \$50,548 | \$46,496 | 1.087 | 709 | \$71.29 | 030 | 24.0222 | Two story | \$7,590 |
| \$45,564 | \$7,590 | \$42,410 | \$49,966 | 0.849 | 720 | \$58.90 | 030 | 0.1857 | One story | \$7,590 |
| \$90,376 | \$17,012 | \$77,988 | \$96,532 | 0.808 | 972 | \$80.23 | 030 | 3.9022 | Two story | \$8,855 |
| \$98,271 | \$7,356 | \$67,644 | \$119,625 | 0.565 | 1,144 | \$59.13 | 030 | 28.1457 | One story | \$7,356 |
| \$81,334 | \$15,493 | \$80,507 | \$86,633 | 0.929 | 750 | \$107.34 | 030 | 8.2365 | One story | \$11,035 |
| \$69,101 | \$10,782 | \$81,218 | \$76,736 | 1.058 | 775 | \$104.80 | 030 | 21.1491 | One story | \$7,356 |
| \$146,556 | \$30,199 | \$103,801 | \$153,101 | 0.678 | 1,170 | \$88.72 | 030 | 16.8935 | One story | \$14,713 |
| \$60,107 | \$7,356 | \$57,644 | \$69,409 | 0.830 | 876 | \$65.80 | 030 | 1.6429 | One story | \$7,356 |
| \$99,512 | \$17,046 | \$82,854 | \$108,508 | 0.764 | 1,382 | \$59.95 | 030 | 8.3348 | One story | \$14,713 |
| \$126,743 | \$18,036 | \$122,964 | \$143,036 | 0.860 | 1,104 | \$111.38 | 030 | 1.2751 | One story | \$14,713 |
| \$71,073 | \$10,220 | \$60,780 | \$80,070 | 0.759 | 1,056 | \$57.56 | 030 | 8.7835 | One story | \$7,356 |
| \$167,622 | \$26,688 | \$138,212 | \$185,439 | 0.745 | 2,308 | \$59.88 | 030 | 10.1602 | One story | \$18,391 |
| \$71,071 | \$10,497 | \$72,503 | \$79,703 | 0.910 | 1,056 | \$68.66 | 030 | 6.2745 | One story | \$7,356 |
| \$113,363 | \$11,622 | \$153,378 | \$133,870 | 1.146 | 1,196 | \$128.24 | 030 | 29.8802 | One story | \$7,356 |
| \$115,026 | \$15,038 | \$89,962 | \$131,563 | 0.684 | 1,728 | \$52.06 | 030 | 16.3130 | One story | \$11,982 |
| \$102,790 | \$11,654 | \$90,346 | \$119,916 | 0.753 | 1,092 | \$82.73 | 030 | 9.3512 | One story | \$7,356 |
| \$108,018 | \$13,001 | \$99,499 | \$125,022 | 0.796 | 1,625 | \$61.23 | 030 | 5.1074 | Two story | \$7,356 |
| \$83,340 | \$27,706 | \$34,294 | \$73,203 | 0.468 | 7,329 | \$4.68 | 030 | 37.8443 | Two story | \$14,030 |
| \$86,658 | \$8,328 | \$51,672 | \$103,066 | 0.501 | 823 | \$62.78 | 030 | 34.5574 | Two story | \$7,590 |
| \$146,909 | \$22,388 | \$139,612 | \$163,843 | 0.852 | 1,198 | \$116.54 | 030 | 0.5183 | One story | \$9,582 |
| \$136,851 | \$19,104 | \$110,896 | \$154,930 | 0.716 | 1,038 | \$106.84 | 030 | 13.1144 | Two story | \$7,590 |
| \$113,650 | \$13,391 | \$126,509 | \$131,920 | 0.959 | 1,768 | \$71.55 | 030 | 11.2061 | Two story | \$7,590 |
| \$113,650 | \$13,391 | \$156,509 | \$131,920 | 1.186 | 1,768 | \$88.52 | 030 | 33.9472 | Two story | \$7,590 |

| | | | | | | | | | | |
|-----------|----------|-----------|-----------|-------|-------|----------|-----|---------|-----------|----------|
| \$57,765 | \$9,047 | \$45,953 | \$64,103 | 0.717 | 814 | \$56.45 | 030 | 13.0058 | One story | \$7,590 |
| \$87,009 | \$8,334 | \$96,566 | \$103,520 | 0.933 | 905 | \$106.70 | 030 | 8.5903 | Two story | \$7,590 |
| \$82,823 | \$12,564 | \$92,436 | \$92,446 | 1.000 | 1,152 | \$80.24 | 030 | 15.2968 | One story | \$8,537 |
| \$83,843 | \$17,071 | \$83,429 | \$87,858 | 0.950 | 896 | \$93.11 | 030 | 10.2667 | One story | \$10,465 |
| \$112,580 | \$19,931 | \$110,069 | \$121,907 | 0.903 | 1,074 | \$102.49 | 030 | 5.5973 | One story | \$15,295 |
| \$87,031 | \$13,096 | \$116,804 | \$97,283 | 1.201 | 1,008 | \$115.88 | 030 | 35.3740 | One story | \$11,500 |
| \$100,616 | \$8,798 | \$101,202 | \$120,813 | 0.838 | 1,680 | \$60.24 | 030 | 0.9250 | Two story | \$7,100 |
| \$46,035 | \$11,677 | \$58,323 | \$45,208 | 1.290 | 624 | \$93.47 | 030 | 44.3183 | Two story | \$7,590 |
| \$111,437 | \$22,468 | \$102,532 | \$117,064 | 0.876 | 1,592 | \$64.40 | 030 | 2.8936 | Two story | \$15,180 |
| \$94,856 | \$20,545 | \$80,455 | \$97,778 | 0.823 | 1,144 | \$70.33 | 030 | 2.4087 | One story | \$15,180 |
| \$109,799 | \$8,855 | \$109,145 | \$132,821 | 0.822 | 1,872 | \$58.30 | 030 | 2.5179 | One story | \$8,855 |
| \$44,702 | \$7,245 | \$56,255 | \$49,286 | 1.141 | 903 | \$62.30 | 030 | 29.4486 | One story | \$7,245 |
| \$92,563 | \$10,500 | \$101,500 | \$107,978 | 0.940 | 1,040 | \$97.60 | 030 | 9.3086 | One story | \$7,590 |
| \$33,273 | \$7,590 | \$22,410 | \$33,793 | 0.663 | 520 | \$43.10 | 030 | 18.3777 | One story | \$7,590 |
| \$73,309 | \$18,539 | \$71,461 | \$72,066 | 0.992 | 864 | \$82.71 | 030 | 14.4684 | One story | \$15,180 |
| \$78,222 | \$10,368 | \$84,632 | \$89,282 | 0.948 | 816 | \$103.72 | 030 | 10.0999 | One story | \$8,280 |
| \$92,682 | \$14,018 | \$55,482 | \$103,505 | 0.536 | 1,188 | \$46.70 | 030 | 31.0893 | One story | \$13,146 |
| \$103,177 | \$8,743 | \$99,357 | \$124,255 | 0.800 | 1,058 | \$93.91 | 030 | 4.7304 | Two story | \$7,590 |
| \$94,152 | \$21,026 | \$75,974 | \$96,218 | 0.790 | 1,480 | \$51.33 | 030 | 5.7324 | Two story | \$15,180 |
| \$89,463 | \$19,846 | \$100,154 | \$91,601 | 1.093 | 1,070 | \$93.60 | 030 | 24.6445 | One story | \$15,180 |
| \$83,583 | \$16,709 | \$91,091 | \$87,992 | 1.035 | 1,188 | \$76.68 | 030 | 18.8294 | One story | \$15,180 |
| \$156,236 | \$25,005 | \$119,995 | \$172,672 | 0.695 | 1,544 | \$77.72 | 030 | 15.1995 | One story | \$18,975 |
| \$21,348 | \$8,688 | \$12,312 | \$16,658 | 0.739 | 623 | \$19.76 | 030 | 10.7815 | One story | \$6,834 |
| \$86,069 | \$13,518 | \$71,482 | \$95,462 | 0.749 | 1,080 | \$66.19 | 030 | 9.8122 | One story | \$7,651 |
| \$151,118 | \$18,811 | \$125,689 | \$174,088 | 0.722 | 1,740 | \$72.24 | 030 | 12.4939 | Two story | \$8,624 |
| \$68,477 | \$6,807 | \$33,093 | \$81,145 | 0.408 | 1,170 | \$28.28 | 030 | 43.9097 | Two story | \$5,150 |
| \$50,559 | \$5,661 | \$54,339 | \$59,076 | 0.920 | 718 | \$75.68 | 030 | 7.2887 | One story | \$5,060 |
| \$47,355 | \$5,060 | \$37,440 | \$55,651 | 0.673 | 720 | \$52.00 | 030 | 17.4163 | One story | \$5,060 |
| \$67,166 | \$7,657 | \$56,343 | \$78,301 | 0.720 | 1,164 | \$48.40 | 030 | 12.7357 | One story | \$5,635 |
| \$121,420 | \$8,987 | \$127,013 | \$147,938 | 0.859 | 1,104 | \$115.05 | 030 | 1.1631 | One story | \$7,590 |
| \$56,091 | \$6,728 | \$58,272 | \$64,951 | 0.897 | 672 | \$86.71 | 030 | 5.0241 | One story | \$5,216 |
| \$69,262 | \$5,216 | \$68,284 | \$84,271 | 0.810 | 1,110 | \$61.52 | 030 | 3.6634 | Two story | \$5,216 |
| \$87,482 | \$11,342 | \$93,658 | \$100,184 | 0.935 | 1,067 | \$87.78 | 030 | 8.7934 | Two story | \$5,367 |
| \$57,254 | \$7,483 | \$60,517 | \$65,488 | 0.924 | 1,045 | \$57.91 | 030 | 7.7167 | Two story | \$6,606 |

| | | | | | | | | | | |
|--------------------|----------|--------------------|--------------------------|--------------|-------|--------------------|-----------------|-----------------------|-----------------|----------|
| \$55,319 | \$5,548 | \$62,452 | \$65,488 | 0.954 | 1,045 | \$59.76 | 030 | 10.6714 | Two story | \$4,671 |
| \$62,814 | \$12,659 | \$72,341 | \$65,993 | 1.096 | 930 | \$77.79 | 030 | 24.9261 | Two story | \$10,431 |
| \$72,345 | \$11,199 | \$58,801 | \$80,455 | 0.731 | 815 | \$72.15 | 030 | 11.6070 | One story | \$7,824 |
| \$111,349 | \$17,939 | \$92,061 | \$122,908 | 0.749 | 1,040 | \$88.52 | 030 | 9.7899 | One story | \$8,079 |
| \$121,038 | \$29,176 | \$115,824 | \$120,871 | 0.958 | 1,104 | \$104.91 | 030 | 11.1321 | One story | \$18,123 |
| \$70,357 | \$24,759 | \$64,741 | \$59,997 | 1.079 | 720 | \$89.92 | 030 | 23.2140 | One story | \$20,365 |
| \$6,716,934 | | \$6,234,560 | \$7,498,413 | | | \$77.05 | | 1.5473 | | |
| | | | E.C.F. => | 0.831 | | Std. Deviat | 0.187116 | | | |
| | | | Ave. E.C.F. => | 0.847 | | Ave. Varian | 15.0483 | Coefficient of | 17.76823 | |

| Other Parcels in Sale | Land Table | Property (ding D) | Access | Water Supply | Sewer |
|-----------------------|---------------------|-------------------|--------|--------------|-------|
| // | TYPICAL RES'L. LOTS | 401 58 | | | |
| // | TYPICAL RES'L. LOTS | 401 77 | | | |
| // | TYPICAL RES'L. LOTS | 401 61 | | | |
| // | TYPICAL RES'L. LOTS | 401 71 | | | |
| // | TYPICAL RES'L. LOTS | 401 65 | | | |
| // | TYPICAL RES'L. LOTS | 401 68 | | | |
| // | TYPICAL RES'L. LOTS | 401 73 | | | |
| // | TYPICAL RES'L. LOTS | 401 73 | | | |
| // | TYPICAL RES'L. LOTS | 401 53 | | | |
| 170-050-014-007-00 | TYPICAL RES'L. LOTS | 401 70 | | | |
| // | TYPICAL RES'L. LOTS | 401 50 | | | |
| // | TYPICAL RES'L. LOTS | 401 45 | | | |
| // | TYPICAL RES'L. LOTS | 401 65 | | | |
| // | TYPICAL RES'L. LOTS | 401 85 | | | |
| // | TYPICAL RES'L. LOTS | 401 75 | | | |
| // | TYPICAL RES'L. LOTS | 401 58 | | | |
| // | TYPICAL RES'L. LOTS | 401 65 | | | |
| // | TYPICAL RES'L. LOTS | 401 60 | | | |
| // | TYPICAL RES'L. LOTS | 401 61 | | | |
| // | TYPICAL RES'L. LOTS | 401 90 | | | |
| // | TYPICAL RES'L. LOTS | 401 60 | | | |
| // | TYPICAL RES'L. LOTS | 401 59 | | | |
| // | TYPICAL RES'L. LOTS | 401 55 | | | |
| // | TYPICAL RES'L. LOTS | 401 68 | | | |
| // | TYPICAL RES'L. LOTS | 401 63 | | | |
| // | TYPICAL RES'L. LOTS | 401 65 | | | |
| // | TYPICAL RES'L. LOTS | 401 55 | | | |
| // | TYPICAL RES'L. LOTS | 401 11 | | | |
| // | TYPICAL RES'L. LOTS | 401 79 | | | |
| // | TYPICAL RES'L. LOTS | 401 75 | | | |
| // | TYPICAL RES'L. LOTS | 401 92 | | | |
| // | TYPICAL RES'L. LOTS | 401 61 | | | |
| // | TYPICAL RES'L. LOTS | 401 61 | | | |

| | | | |
|--------------------|---------------------|-----|----|
| // | TYPICAL RES'L. LOTS | 401 | 45 |
| // | TYPICAL RES'L. LOTS | 401 | 67 |
| // | TYPICAL RES'L. LOTS | 401 | 58 |
| // | TYPICAL RES'L. LOTS | 401 | 68 |
| // | TYPICAL RES'L. LOTS | 401 | 64 |
| // | TYPICAL RES'L. LOTS | 401 | 71 |
| // | TYPICAL RES'L. LOTS | 401 | 54 |
| // | TYPICAL RES'L. LOTS | 401 | 55 |
| // | TYPICAL RES'L. LOTS | 401 | 64 |
| // | TYPICAL RES'L. LOTS | 401 | 58 |
| // | TYPICAL RES'L. LOTS | 401 | 71 |
| // | TYPICAL RES'L. LOTS | 401 | 48 |
| // | TYPICAL RES'L. LOTS | 401 | 76 |
| // | TYPICAL RES'L. LOTS | 401 | 45 |
| // | TYPICAL RES'L. LOTS | 401 | 54 |
| // | TYPICAL RES'L. LOTS | 401 | 66 |
| // | TYPICAL RES'L. LOTS | 401 | 53 |
| // | TYPICAL RES'L. LOTS | 401 | 83 |
| // | TYPICAL RES'L. LOTS | 401 | 52 |
| // | TYPICAL RES'L. LOTS | 401 | 64 |
| // | TYPICAL RES'L. LOTS | 401 | 53 |
| // | TYPICAL RES'L. LOTS | 401 | 64 |
| // | TYPICAL RES'L. LOTS | 401 | 23 |
| // | TYPICAL RES'L. LOTS | 401 | 60 |
| 170-170-002-008-00 | TYPICAL RES'L. LOTS | 401 | 74 |
| 170-170-004-010-01 | TYPICAL RES'L. LOTS | 401 | 50 |
| // | TYPICAL RES'L. LOTS | 401 | 55 |
| // | TYPICAL RES'L. LOTS | 401 | 55 |
| // | TYPICAL RES'L. LOTS | 401 | 60 |
| // | TYPICAL RES'L. LOTS | 401 | 75 |
| // | TYPICAL RES'L. LOTS | 401 | 65 |
| // | TYPICAL RES'L. LOTS | 401 | 65 |
| // | TYPICAL RES'L. LOTS | 401 | 74 |
| 170-180-005-012-00 | TYPICAL RES'L. LOTS | 401 | 46 |

| | | | |
|--------------------|---------------------|-----|----|
| 170-180-005-012-00 | TYPICAL RES'L. LOTS | 401 | 46 |
| // | TYPICAL RES'L. LOTS | 401 | 59 |
| // | TYPICAL RES'L. LOTS | 401 | 74 |
| // | TYPICAL RES'L. LOTS | 401 | 80 |
| // | TYPICAL RES'L. LOTS | 401 | 73 |
| // | TYPICAL RES'L. LOTS | 401 | 54 |

GLADWIN CITY 2024 RESIDENTIAL E.C.F.'S - 'WOODS' NEIGHBORHOOD

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | sd/Adj. Sal |
|--------------------|------------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|--------------|
| 170-150-000-005-00 | 1191 CHATTERTON STREET | 09/03/21 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$71,800 | 44.88 |
| 170-150-000-006-00 | 1211 CHATTERTON STREET | 08/23/21 | \$217,000 | WD | 03-ARM'S LENGTH | \$217,000 | \$70,700 | 32.58 |
| 170-150-000-013-00 | 1250 CHATTERTON STREET | 10/26/22 | \$137,000 | WD | 03-ARM'S LENGTH | \$137,000 | \$54,500 | 39.78 |
| 170-158-000-010-00 | 350 CLENDENING ROAD | 08/13/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$61,100 | 40.73 |
| 170-158-000-018-00 | 1629 ANN STREET | 06/04/21 | \$230,000 | WD | 03-ARM'S LENGTH | \$230,000 | \$87,100 | 37.87 |
| 170-158-000-023-00 | 1696 ANN STREET | 01/28/22 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$174,200 | 49.77 |
| 170-165-000-006-01 | 607 RIVERVIEW COURT | 07/22/22 | \$387,500 | WD | 03-ARM'S LENGTH | \$387,500 | \$132,600 | 34.22 |
| 170-190-000-005-00 | 361 S M-18 | 05/16/22 | \$230,000 | WD | 03-ARM'S LENGTH | \$230,000 | \$75,300 | 32.74 |
| 170-190-000-043-00 | 628 KERTH COURT | 08/26/22 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$74,400 | 57.23 |
| 170-190-000-051-00 | 609 KERTH COURT | 07/08/22 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 | \$44,900 | 32.07 |
| 170-190-000-051-00 | 609 KERTH COURT | 07/08/22 | \$169,900 | LC | 03-ARM'S LENGTH | \$169,900 | \$44,900 | 26.43 |
| 170-190-000-065-10 | 653 LENNON LANE | 11/30/21 | \$155,000 | WD | 03-ARM'S LENGTH | \$155,000 | \$0 | 0.00 |
| 170-190-000-067-00 | 623 LENNON LANE | 08/26/22 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$81,500 | 32.60 |
| 170-601-304-002-01 | 601 CEMETERY STREET | 12/22/21 | \$198,000 | WD | 03-ARM'S LENGTH | \$198,000 | \$68,400 | 34.55 |
| 170-601-304-002-10 | 515 CEMETERY STREET | 09/09/22 | \$275,011 | WD | 03-ARM'S LENGTH | \$275,011 | \$93,700 | 34.07 |
| 170-601-304-002-10 | 515 CEMETERY STREET | 09/08/21 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$84,600 | 33.18 |
| Totals: | | | \$3,434,411 | | | \$3,434,411 | \$1,219,700 | |
| | | | | | | | Sale. Ratio => | 35.51 |
| | | | | | | | Std. Dev. => | 12.12 |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value |
|--------------------|-------------|--------------------|--------------------|--------------|------------|-----------------|----------------|------------------|------------------|------------|
| \$179,770 | \$21,349 | \$138,651 | \$198,026 | 0.700 | 1,462 | \$94.84 | 190 | 22.2934 | One story | \$12,500 |
| \$190,076 | \$14,836 | \$202,164 | \$219,050 | 0.923 | 1,682 | \$120.19 | 190 | 0.0186 | One story | \$12,500 |
| \$130,147 | \$19,610 | \$117,390 | \$138,171 | 0.850 | 1,229 | \$95.52 | 190 | 7.3500 | One story | \$15,000 |
| \$157,808 | \$23,426 | \$126,574 | \$167,978 | 0.754 | 1,572 | \$80.52 | 190 | 16.9581 | One story | \$15,712 |
| \$217,021 | \$48,205 | \$181,795 | \$211,020 | 0.862 | 2,020 | \$90.00 | 190 | 6.1592 | Two story | \$28,803 |
| \$429,876 | \$76,074 | \$273,926 | \$442,253 | 0.619 | 3,602 | \$76.05 | 190 | 30.3710 | Two story | \$38,000 |
| \$295,054 | \$57,104 | \$330,396 | \$297,438 | 1.111 | 1,900 | \$173.89 | 190 | 18.7710 | One story | \$26,496 |
| \$180,400 | \$13,081 | \$216,919 | \$209,149 | 1.037 | 1,528 | \$141.96 | 190 | 11.4053 | One story | \$12,748 |
| \$177,007 | \$24,173 | \$105,827 | \$191,043 | 0.554 | 1,765 | \$59.96 | 190 | 36.9154 | One story | \$21,497 |
| \$109,186 | \$41,655 | \$98,345 | \$84,414 | 1.165 | 2,508 | \$39.21 | 190 | 24.1937 | Two story | \$36,356 |
| \$109,186 | \$41,655 | \$128,245 | \$84,414 | 1.519 | 2,508 | \$51.13 | 190 | 59.6145 | Two story | \$36,356 |
| \$143,987 | \$13,491 | \$141,509 | \$163,120 | 0.868 | 1,152 | \$122.84 | 190 | 5.5584 | One story | \$6,875 |
| \$204,910 | \$13,812 | \$236,188 | \$238,873 | 0.989 | 2,106 | \$112.15 | 190 | 6.5663 | Two story | \$6,563 |
| \$189,149 | \$25,100 | \$172,900 | \$205,061 | 0.843 | 1,536 | \$112.57 | 190 | 7.9936 | Two story | \$19,148 |
| \$222,406 | \$31,808 | \$243,203 | \$238,248 | 1.021 | 1,764 | \$137.87 | 190 | 9.7701 | Two story | \$9,194 |
| \$217,818 | \$27,220 | \$227,780 | \$238,248 | 0.956 | 1,764 | \$129.13 | 190 | 3.2966 | Two story | \$4,606 |
| \$3,153,801 | | \$2,941,812 | \$3,326,503 | | | \$102.36 | | 3.8742 | | |
| | | | E.C.F. => | 0.884 | | Std. Deviat | 0.23134 | | | |
| | | | Ave. E.C.F. => | 0.923 | | Ave. Variance | 16.7022 | Coefficient of V | 18.093629 | |

| Other Parcels in Sale | Land Table | perty Cding D | Site Characteristics | Access | Water Supply |
|-----------------------|------------------------|---------------|----------------------|--------|--------------|
| // | WOODS | 401 77 | | | |
| // | WOODS | 401 80 | | | |
| // | WOODS | 401 68 | | | |
| // | WOODS | 401 75 | | | |
| // | WOODS | 401 76 | | | |
| // | PINE RIDGE ESTATES | 401 75 | | | |
| // | CEDAR RIVERFRT./VIEW P | 401 81 | | | |
| // | WOODS | 401 72 | | | |
| // | WOODS | 401 58 | | | |
| // | WOODS | 401 23 | | | |
| // | WOODS | 401 23 | | | |
| // | WOODS | 401 97 | | | |
| // | WOODS | 401 80 | | | |
| // | TYPICAL RES'L. LOTS | 401 75 | | | |
| 170-153-000-002-01 | TYPICAL RES'L. LOTS | 401 78 | | | |
| 170-153-000-002-01 | TYPICAL RES'L. LOTS | 401 78 | | | |

GLADWIN CITY 2024 RESIDENTIAL E.C.F.'S - 'BOWERY' NEIGHBORHOOD

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale | \$sd. when Sold | Adj. S |
|--------------------|---------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|-----------------------------|
| 170-040-007-005-00 | 445 S ANTLER STREET | 11/22/21 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$42,700 | 34.16 |
| 170-040-010-006-00 | 511 S ANTLER STREET | 09/17/21 | \$117,000 | WD | 03-ARM'S LENGTH | \$117,000 | \$33,400 | 28.55 |
| 170-040-013-004-00 | 614 S SILVERLEAF ST | 08/27/21 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$41,000 | 41.00 |
| 170-040-013-005-00 | 618 S SILVERLEAF ST | 12/29/21 | \$133,000 | WD | 03-ARM'S LENGTH | \$133,000 | \$47,900 | 36.02 |
| 170-040-013-010-00 | 611 S ANTLER STREET | 05/06/22 | \$136,000 | WD | 03-ARM'S LENGTH | \$136,000 | \$49,800 | 36.62 |
| 170-060-005-003-00 | 335 W GROUT STREET | 07/01/22 | \$93,000 | WD | 03-ARM'S LENGTH | \$93,000 | \$36,000 | 38.71 |
| 170-060-005-005-00 | 245 S BOWERY AVENUE | 01/13/22 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$52,200 | 30.71 |
| 170-060-006-002-00 | 225 W GROUT STREET | 09/13/21 | \$82,000 | WD | 03-ARM'S LENGTH | \$82,000 | \$26,400 | 32.20 |
| 170-080-026-007-00 | 620 N BOWERY AVENUE | 04/26/21 | \$109,900 | WD | 03-ARM'S LENGTH | \$109,900 | \$48,100 | 43.77 |
| 170-080-077-015-00 | 201 N BOWERY AVENUE | 12/29/22 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$40,500 | 25.31 |
| Totals: | | | \$1,225,900 | | | \$1,225,900 | \$418,000 | |
| | | | | | | | | Sale. Ratio : 34.10 |
| | | | | | | | | Std. Dev. => 5.69 |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | CF Area v. by Mean | Building Style | Land Value | |
|--------------------|-------------|--------------------|--------------------|--------------|------------|----------------|--------------------|----------------|-------------------|----------|
| \$139,577 | \$13,233 | \$111,767 | \$168,459 | 0.663 | 1,791 | \$62.40 | 191 | 16.1413 | Two story | \$7,590 |
| \$87,177 | \$15,294 | \$101,706 | \$95,844 | 1.061 | 1,040 | \$97.79 | 191 | 23.6281 | One story | \$12,985 |
| \$119,255 | \$19,689 | \$80,311 | \$132,755 | 0.605 | 1,442 | \$55.69 | 191 | 21.9923 | One story | \$11,428 |
| \$125,502 | \$22,064 | \$110,936 | \$137,917 | 0.804 | 1,360 | \$81.57 | 191 | 2.0515 | One story | \$15,237 |
| \$114,815 | \$14,618 | \$121,382 | \$133,596 | 0.909 | 1,079 | \$112.49 | 191 | 8.3694 | One story | \$11,385 |
| \$80,760 | \$11,324 | \$81,676 | \$92,581 | 0.882 | 1,738 | \$46.99 | 191 | 5.7327 | Two story | \$10,950 |
| \$133,102 | \$7,590 | \$162,410 | \$167,349 | 0.970 | 1,544 | \$105.19 | 191 | 14.5604 | Two story | \$7,590 |
| \$77,511 | \$7,267 | \$74,733 | \$93,659 | 0.798 | 1,050 | \$71.17 | 191 | 2.6952 | Two story | \$6,641 |
| \$115,270 | \$9,742 | \$100,158 | \$140,704 | 0.712 | 1,219 | \$82.16 | 191 | 11.3047 | Two story | \$7,590 |
| \$144,915 | \$24,334 | \$135,666 | \$160,775 | 0.844 | 1,304 | \$104.04 | 191 | 1.8946 | One story | \$10,734 |
| \$1,137,884 | | \$1,080,745 | \$1,323,639 | | | \$81.95 | | 0.8386 | | |
| | | | E.C.F. => | 0.816 | | Std. Deviat | 0.1399 | | | |
| | | | Ave. E.C.F. => | 0.825 | | Ave. Varia | ##### | Coefficient | 13.1376529 | |

| Other Parcels in Sale | Land Table | Acres | Cladding Dist | Site Characteristics | Access | Water Supply |
|-----------------------|---------------------|-------|---------------|----------------------|--------|--------------|
| 170-040-010-002-01 | TYPICAL RES'L. LOTS | 401 | 74 | | | |
| | TYPICAL RES'L. LOTS | 401 | 53 | | | |
| | TYPICAL RES'L. LOTS | 401 | 58 | | | |
| | TYPICAL RES'L. LOTS | 401 | 63 | | | |
| | TYPICAL RES'L. LOTS | 401 | 69 | | | |
| | TYPICAL RES'L. LOTS | 401 | 45 | | | |
| | TYPICAL RES'L. LOTS | 401 | 80 | | | |
| | TYPICAL RES'L. LOTS | 401 | 59 | | | |
| | TYPICAL RES'L. LOTS | 401 | 74 | | | |
| | TYPICAL RES'L. LOTS | 401 | 68 | | | |

GLADWIN CITY 2024 RESIDENTIAL E.C.F.'s - MOBILE HOMES (ALL NEIGHBORHOODS)

| Parcel Number | Street Address | Sale Date | Sale Price | Instr | Terms of Sale | if. Adj. Sale | d. when Sold | Adj. Sur. | Apprais. | and + Yard |
|--------------------|---------------------|-----------|------------------|-------|-----------------|-------------------|------------------|-----------|------------------|------------|
| 170-060-005-008-00 | 230 S ARCADE STREET | 03/02/23 | \$60,000 | LC | 03-ARM'S LENGTH | \$60,000 | \$20,300 | 33.83 | \$54,555 | \$7,590 |
| 170-080-022-006-00 | 402 N ANTLER STREET | 09/30/22 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$36,000 | 32.73 | \$93,739 | \$17,417 |
| 170-080-044-001-01 | 703 SPRING STREET | 06/07/21 | \$110,408 | WD | 03-ARM'S LENGTH | \$110,408 | \$25,400 | 23.01 | \$88,503 | \$17,151 |
| 170-080-045-008-00 | 704 SPRING STREET | 10/15/21 | \$112,000 | WD | 03-ARM'S LENGTH | \$112,000 | \$34,900 | 31.16 | \$93,766 | \$15,882 |
| Totals: | | | \$392,408 | | | \$392,408 | \$116,600 | | \$330,563 | |
| | | | | | | Sale. Ratio 29.71 | | | | |
| | | | | | | Std. Dev. = 4.91 | | | | |

| Idg. | Residu | Cost Man. \$ | E.C.F. | loor Are | \$/Sq.Ft. | ECF Area | . by Mean | Building Style | Land Value | Land Table | erty ing | Sewer |
|------------------|----------|--------------|--------|------------------|----------------|---------------|------------|-------------------|---------------------|------------|----------|-------|
| \$52,410 | \$53,369 | 0.982 | 1,056 | \$49.63 | 030 | 8.9400 | Doublewide | \$7,590 | TYPICAL RES'L. LOTS | 401 | 40 | |
| \$92,583 | \$86,730 | 1.067 | 1,904 | \$48.63 | 030 | 0.3934 | Doublewide | \$11,385 | TYPICAL RES'L. LOTS | 401 | 74 | |
| \$93,257 | \$81,082 | 1.150 | 1,344 | \$69.39 | 030 | 7.8735 | Doublewide | \$11,385 | TYPICAL RES'L. LOTS | 401 | 68 | |
| \$96,118 | \$88,505 | 1.086 | 1,352 | \$71.09 | 030 | 1.4599 | Doublewide | \$11,385 | TYPICAL RES'L. LOTS | 401 | 63 | |
| \$334,368 | | | | \$309,685 | \$59.68 | 0.8278 | | | | | | |
| E.C.F. => | | | | 1.080 | Std. Devi | 0.0693 | | | | | | |
| Ave. E.C.F. | | | | 1.071 | Ave. Var | 4.6667 | Coefficier | 4.35557161 | | | | |