

## **2024 Sales Data City of Grayling**

Tax Day for the 2024 tax year is December 31, 2023. A 24-month sales study for 2024 property valuations was established by the Crawford County Equalization Department and the Michigan State Tax Commission. Sales from April 1, 2021 to March 31, 2023 were verified and analyzed by the Equalization Department and the Tax Commission. The following pages of sales analysis were used to determine the assessed valuations for the 2024 property tax assessment roll.

MCL 211.10g(d) requirements:

### **POLICY & PROCEDURE FOR PUBLIC INSPECTION & COPYING OF PUBLIC ASSESSOR RECORDS**

#### **IN LIEU OF CUSTOMARY BUSINESS HOURS**

Request for public inspection and copying of public records may be made verbally and in writing. If the request is for inspection of public records, the assessor and /or authorized individual will respond within 7 business days from the date of the request. The establishment of the date and time of the public inspection of the requested records will be at the discretion of the assessor. Inspection can be made during regular business hours of 8:00 to 12:00 & 12:30 to 4:30 PM, Monday through Friday, excepting holidays. The designated place for the inspection is Grayling City Hall, located at 1020 City Boulevard in Grayling. Any verbal or email requests will be replied to no later than 7 business days. Taxpayers may contact the assessor with any questions regarding any change reflected on their assessment change notice in effort to resolve disputes prior to appeal to the March Board of Review.

**Property Search & Mapping** can be found at <https://www.crawfordco.org> online services.

**Property Record Card Information** can be found at <https://bsaonline.com/?uid=1084>

#### **For written requests:**

Christie Verlac, Grayling City Assessor, PO Box 549, Grayling, MI 49738

#### **For verbal requests:**

Christie Verlac, Grayling City Assessor phone (989)348-2131

#### **For email requests:**

[assessor@cityofgrayling.org](mailto:assessor@cityofgrayling.org)

#### **Assessing records are officially retained at:**

Grayling City Hall, 1020 City Blvd., Grayling, MI 49738

2024 Residential Land Value Study  
1 Acre

Parcel Number	Sale Date	Sale Price	Inst.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-550-017-0000	05/27/21	\$7,000	WD	\$7,000	\$7,000	1.02	1.02	\$6,856
<b>Totals:</b>		<b>\$7,000</b>		<b>\$7,000</b>	<b>\$7,000</b>	<b>1.02</b>	<b>1.02</b>	
						Average	Average	
						per Net Acre=>	per SqFt=>	
							6,856.02	

Acresage sales used are outside of unit  
due to lack of sales within the City.

2024 Residential Land Value Study

2.5 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-101-014-0040	12/12/22	\$11,500	WD	\$11,500	\$11,500	2.50	2.50	\$4,600
005-103-003-0303	01/14/22	\$10,000	PTA	\$10,000	\$10,000	2.39	2.39	\$4,184
005-103-003-0303	05/27/22	\$10,000	WD	\$10,000	\$10,000	2.39	2.39	\$4,184
005-103-003-0305	10/07/22	\$13,400	WD	\$13,400	\$11,447	2.62	2.62	\$4,369
005-103-003-0307	03/03/22	\$10,000	WD	\$10,000	\$10,000	2.62	2.62	\$3,817
<b>Totals:</b>		<b>\$54,900</b>		<b>\$54,900</b>	<b>\$52,947</b>	<b>12.52</b>	<b>12.52</b>	
						<b>Average</b>	<b>Average</b>	
						<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>	

Acreeage sales used are outside of unit  
due to lack of sales within the City.

2024 Residential Land Value Study

5 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres
005-101-002-0020	08/26/22	\$31,000	WD	\$31,000	\$31,000	4.77	4.77
061-032-011-020-04	09/09/22	\$17,000		\$17,000	\$17,000	5.05	5.05
<b>Totals:</b>		<b>\$48,000</b>		<b>\$48,000</b>	<b>\$48,000</b>	<b>9.82</b>	<b>9.82</b>
						Average	Average
						per Net Acre=>	4,887.98 per SqFt=>

Acreage sales used are outside of unit  
due to lack of sales within the City.

2024 Residential Land Value Study  
10 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-106-003-0201	04/20/21	\$34,900	WD	\$34,900	\$34,900	9.95	9.95	\$3,508
062-029-006-040-00	09/09/21	\$35,000	WD	\$35,000	\$35,000	9.52	9.52	\$3,676
<b>Totals:</b>		<b>\$69,900</b>		<b>\$69,900</b>	<b>\$69,900</b>	<b>19.47</b>	<b>19.47</b>	
						Average	Average	
						per Net Acre=>	3,590.14	per SqFt=>

Acres sales used are outside of unit  
due to lack of sales within the City.

2024 Residential Land Value Study  
15 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area
062-036-016-020-00	02/08/23	\$45,000	WD	\$45,000	\$45,000	16.21	16.21	\$2,776	NONRF
<b>Totals:</b>		\$45,000		\$45,000	\$45,000	16.21	16.21		
						Average		Average	
						per Net Acre=>	2,776.06	per SqFt=>	

Acres sales used are outside of unit  
due to lack of sales within the City.

2024 Residential Land Value Study  
20 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
062-016-014-040-04	07/01/22	\$60,100	WD	\$60,100	\$60,100	19.92	19.92	\$3,017
<b>Totals:</b>		<b>\$60,100</b>		<b>\$60,100</b>	<b>\$60,100</b>	<b>19.92</b>	<b>19.92</b>	<b>\$3,017</b>
						Average		Average
						per Net Acre=>	<b>3,017.07</b>	per SqFt=>

Acreage sales used are outside of unit  
due to lack of sales within the City.

2024 Residential Land Value Study  
40 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
005-002-010-0080	10/19/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,000	39.96	39.96	\$1,877
062-028-014-040-00	05/27/22	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$98,500	40.23	40.23	\$2,448
062-034-016-020-00	11/30/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$100,000	40.00	40.00	\$2,500
<b>Totals:</b>		<b>\$75,000</b>			<b>\$273,500</b>	<b>\$273,500</b>	<b>120.19</b>	<b>120.19</b>	<b>\$6,825</b>
							Average		Average
							per Net Acre=>	<b>2,275.56</b>	per SqFt=>

Acreege sales used are outside of unit  
due to lack of sales within the City.



2024 Residential Land Value Study  
100 Acre Parcels

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres
005-127-007-0020	04/29/21	\$110,000	WD	03-ARM'S LENGTH	\$126,500	\$126,500	77.00	77.00
062-008-017-120-00	10/08/20	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$168,000	79.00	80.00
<b>Totals:</b>		<b>\$278,000</b>			<b>\$294,500</b>	<b>\$294,500</b>	<b>156.00</b>	<b>156.00</b>
							Average	
							per Net Acre=>	<b>1,887.82</b>

Acreage sales used are outside of unit  
due to lack of sales within the City.

2024 Commercial Land Value Study  
 Primary Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth
070-100-015-012-03	207 E MICHIGAN AVE	09/30/22	\$79,900	WD	03-ARMIS LENGTH	\$79,900	\$9,025	12.8	81.3
070-100-016-007-01	212 E MICHIGAN AVE	09/30/20	\$145,900	WD	03-ARMIS LENGTH	\$145,900	\$21,754	25.8	108.0
070-100-017-003-00	114 E MICHIGAN AVE	01/28/22	\$100,000	WD	03-ARMIS LENGTH	\$100,000	\$27,841	35.4	120.0
<b>Totals:</b>			<b>\$325,800</b>			<b>\$325,800</b>	<b>\$58,620</b>	<b>74.0</b>	

\$792  
 Used \$790

The following sales not used; unlisted and necessary for expansion project:

070-100-003-009-00	604 N JAMES ST	12/02/21	\$40,000	WD	03-ARMIS LENGTH	\$40,000	\$20,630	54.9	120.0
070-100-003-010-00	602 N JAMES ST	06/14/22	\$300,000	WD	03-ARMIS LENGTH	\$300,000	\$238,544	99.3	115.0

The following sales outliers and not used:

070-100-008-001-02	117 E MICHIGAN AVE	03/08/21	\$165,000	WD	03-ARMIS LENGTH	\$165,000	\$50,187	31.6	90.0
070-100-020-005-00	308 E MICHIGAN AVE	08/23/22	\$150,000	PTA	03-ARMIS LENGTH	\$150,000	\$9,712	50.2	84.0
070-100-016-008-02	204 E MICHIGAN AVE	06/30/21	\$105,000	WD	03-ARMIS LENGTH	\$105,000	\$19,404	16.1	108.0

Building extraction method used due  
 to lack of vacant sales.

2024 Residential Land Value Study  
Riverfront

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
062-031-004-020-00	04/21/21	\$24,000	WD	03-ARM'S LENGTH	\$33,600	\$33,600	114.9		\$292
064-540-000-001-00	07/23/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$22,000	114.9		\$192
064-540-000-011-01	05/05/21	\$30,500	WD	03-ARM'S LENGTH	\$30,500	\$30,500	132.9		\$229
064-540-000-015-01	06/01/22	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$18,500	84.7	206.4	\$218
<b>Totals:</b>		<b>\$95,000</b>			<b>\$104,600</b>	<b>\$104,600</b>	<b>447.4</b>		<b>\$234 Used \$235</b>

062-031-004-020-00 required 40% adjustment due to low frontage.

Sales of vacant riverfront parcels in close proximity to the Village of Roscommon were used due to lack of vacant sales within the City and Grayling Township. All sales used have high canoe traffic, similar to the riverfront parcels within the City of Grayling.  
Used frontage rate for Backwaters of the AusSable.

2024 Commercial Land Value Study  
Riverfront

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front
070-140-002-001-00	12/13/21	\$580,000	WD	\$580,000	\$230,052	399.5	184.3	\$576	399.45
<b>Totals:</b>		<b>\$580,000</b>		<b>\$580,000</b>	<b>\$230,052</b>	<b>399.5</b>			

\$576

Used \$575

Building extraction method used  
due to lack of vacant sales.

2024 Commercial Land Value Study  
 I-75 Business Loop North Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front
070-200-031-001-00	1169 S I-75 BUSINESS LOOP	10/23/20	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$22,364	127.0
<b>Totals:</b>			<b>\$58,000</b>			<b>\$58,000</b>	<b>\$22,364</b>	<b>127.0</b>

\$176

Used \$175

No time adjustment taken. Sale is representative for this area within the current study period. Building extraction method used due to lack of vacant sales.

2024 Commercial Land Value Study  
 I-75 Business Loop South

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
070-018-013-145-01	2650 S I-75 BUSINESS LOOP	05/26/21	\$4,300,000	WD	\$4,300,000	\$2,180,972	1,922.4	1445.6	\$1,135
<b>Totals:</b>			<b>\$4,300,000</b>		<b>\$4,300,000</b>	<b>\$2,180,972</b>	<b>1,922.4</b>		<b>\$1,135</b>

Building extraction method used due to lack of vacant sales.

2024 Com/Ind Land Value Study  
Industrial Park

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front Depth
070-160-000-010-01	2476 INDUSTRIAL DR	12/02/21	\$195,000	CD	03-ARM'S LENGTH	\$195,000	\$41,708	254.8 285.7
<b>Totals:</b>			<b>\$195,000</b>			<b>\$195,000</b>	<b>\$41,708</b>	<b>254.8</b>

\$164

Used \$165

Building extraction method used due to  
lack of vacant sales.

2024 Residential Land Value Study  
Standard Lot

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres
070-120-005-005-00	07/10/20	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$5,500	60.0	120.0	0.00
070-200-026-005-00	11/17/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	114.7	110.0	0.11
070-200-026-005-00	12/14/22	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$11,000	114.7	110.0	0.11
<b>Totals:</b>		<b>\$26,500</b>			<b>\$26,500</b>	<b>\$26,500</b>	<b>289.4</b>		<b>0.21</b>
									<b>Average</b>
									<b>per Net Acre=&gt;</b>
									<b>\$92</b>

No time adjustment taken for 070-120-005-005-00 & 070-200-026-005-00. Sales are representative of market within study period.



2024 Commercial-Industrial  
ECF Study

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Floor Area	ECF Area
070-017-006-120-03	09/23/22	\$315,000	WD	\$315,000	\$106,412	\$208,588	\$962,764	0.217	6,480	175BL
070-018-013-145-01	05/26/21	\$4,300,000	WD	\$4,300,000	\$898,800	\$3,401,200	\$4,160,916	0.817	117,160	175BL
070-100-003-012-00	09/13/21	\$127,500	WD	\$127,500	\$47,400	\$80,100	\$198,962	0.403	4,920	175BL
070-100-015-012-03	09/30/22	\$79,900	WD	\$79,900	\$12,324	\$67,576	\$155,087	0.436	1,061	175BL
070-100-016-008-02	06/30/21	\$105,000	WD	\$105,000	\$13,398	\$91,602	\$187,299	0.489	1,900	175BL
070-100-017-003-00	01/28/22	\$100,000	WD	\$100,000	\$27,966	\$72,034	\$157,896	0.456	1,784	175BL
070-100-020-005-00	08/23/22	\$150,000	PTA	\$150,000	\$47,400	\$102,600	\$281,110	0.365	4,480	175BL
070-132-001-001-01	11/09/22	\$185,000	WD	\$185,000	\$29,260	\$155,740	\$198,925	0.783	1,056	STDLT
<b>Totals:</b>		<b>\$5,362,400</b>		<b>\$5,362,400</b>		<b>\$4,179,440</b>	<b>\$6,302,959</b>			
							<b>E.C.F. =&gt;</b>	<b>0.663</b>		<b>0.205222067</b>
							<b>Ave. E.C.F. =&gt;</b>	<b>0.496</b>		<b>15.2234</b>

Following sales removed, unlisted and necessary for expansion project:

070-100-003-010-00	06/14/22	\$300,000	WD	\$300,000	\$48,650	\$251,350	\$93,684	2.683	2,010	175BL
070-100-003-009-00	12/02/21	\$40,000	WD	\$40,000	\$21,425	\$18,575	\$35,218	0.527	3,263	175BL

Following outlier removed:

070-017-007-086-03	11/17/21	\$56,000	WD	\$56,000	\$8,969	\$47,031	\$30,207	1.557	1,200	INDPK
--------------------	----------	----------	----	----------	---------	----------	----------	-------	-------	-------

2024 Commercial Riverfront ECF Study

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
070-140-002-001-00	12/13/21	\$580,000	WD	03-ARMI'S LENGTH	\$580,000	\$156,016	\$423,984	\$363,072	1.168
<b>Totals:</b>		<b>\$580,000</b>			<b>\$580,000</b>		<b>\$423,984</b>	<b>\$363,072</b>	
									<b>E.C.F. =&gt; 1.168</b>
									<b>Ave. E.C.F. =&gt; 1.168</b>

2024 Residential ECF Study

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
070-008-010-026-00	06/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$6,590	\$88,410	\$83,331	1.061
070-008-010-033-00	10/03/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$8,989	\$41,011	\$58,110	0.706
070-100-013-011-00	09/13/22	\$275,500	WD	03-ARM'S LENGTH	\$275,500	\$22,404	\$253,096	\$368,381	0.687
070-100-014-001-00	01/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$7,784	\$172,216	\$212,492	0.810
070-100-018-003-00	05/05/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$9,795	\$109,205	\$126,440	0.864
070-120-002-003-00	01/19/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$5,520	\$81,980	\$103,215	0.794
070-120-002-010-00	01/30/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$8,280	\$69,720	\$111,301	0.626
070-120-002-012-00	08/25/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$5,520	\$159,480	\$161,574	0.987
070-120-004-004-00	04/01/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$11,605	\$87,395	\$98,812	0.884
070-120-004-004-00	11/16/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$11,605	\$113,395	\$98,812	1.148
070-120-004-012-00	07/28/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$12,598	\$127,302	\$129,833	0.981
070-131-004-004-00	12/20/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$5,105	\$49,895	\$75,538	0.661
070-131-004-005-01	10/21/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$14,737	\$22,263	\$46,367	0.480
070-131-004-014-02	11/22/21	\$135,000	WD	19-MULTI PARCEL ARM'S	\$135,000	\$18,703	\$116,297	\$190,197	0.611
070-132-001-005-00	12/03/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$10,572	\$59,428	\$106,006	0.561
070-132-003-007-00	08/19/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$7,208	\$51,792	\$88,862	0.583
070-132-005-004-00	11/08/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$11,040	\$35,960	\$86,185	0.417
070-132-005-009-00	12/29/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$13,691	\$94,309	\$91,754	1.028
070-132-007-001-00	12/08/22	\$66,000	MLC	03-ARM'S LENGTH	\$66,000	\$14,720	\$51,280	\$60,051	0.854
070-132-008-003-00	11/08/21	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$7,461	\$47,039	\$78,765	0.597
070-132-008-004-00	09/04/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$5,520	\$76,980	\$111,656	0.689
070-145-000-002-00	04/29/22	\$178,700	WD	03-ARM'S LENGTH	\$178,700	\$13,822	\$164,878	\$237,882	0.693
070-181-002-011-00	01/03/22	\$129,797	WD	03-ARM'S LENGTH	\$129,797	\$9,379	\$120,418	\$113,235	1.063
070-181-003-009-00	12/16/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$21,873	\$142,127	\$196,819	0.722
070-181-005-012-01	12/21/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$3,903	\$88,097	\$117,642	0.749
070-181-006-005-00	07/01/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$14,349	\$70,651	\$145,969	0.484
070-181-006-011-00	03/07/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$15,428	\$104,572	\$131,223	0.797
070-181-007-012-00	04/26/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$6,720	\$130,280	\$145,848	0.893
070-181-008-007-00	10/28/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$12,951	\$127,049	\$173,185	0.734
070-181-010-006-00	06/17/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$13,735	\$171,265	\$240,806	0.711
070-182-002-001-00	01/07/22	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$11,040	\$53,960	\$91,948	0.587
070-182-002-006-00	09/20/21	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$14,275	\$99,625	\$138,289	0.720
070-182-004-009-00	08/27/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$19,462	\$180,538	\$219,962	0.821

2024 Residential ECF Study

070-182-005-004-00	08/11/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$9,512	\$142,488	\$145,180	0.981
070-182-008-006-00	10/10/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$7,360	\$77,640	\$138,913	0.559
070-182-008-007-00	05/25/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$9,571	\$120,429	\$130,223	0.925
070-182-009-005-00	07/23/21	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$5,808	\$107,692	\$126,997	0.848
070-182-009-008-00	09/03/21	\$121,900	WD	03-ARM'S LENGTH	\$121,900	\$5,520	\$116,380	\$147,552	0.789
070-182-013-005-00	04/09/21	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$31,072	\$210,428	\$301,452	0.698
070-182-013-010-00	09/20/22	\$49,000	LC	03-ARM'S LENGTH	\$49,000	\$5,520	\$43,480	\$80,403	0.541
070-182-015-003-00	11/09/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$11,407	\$123,593	\$147,223	0.839
070-183-001-004-00	01/13/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$7,437	\$150,063	\$186,622	0.804
070-183-001-010-00	12/30/21	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$10,591	\$34,909	\$55,317	0.631
070-183-002-009-01	12/05/22	\$299,200	WD	03-ARM'S LENGTH	\$299,200	\$30,676	\$268,524	\$344,968	0.778
070-200-003-011-01	03/31/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$16,702	\$135,298	\$205,520	0.658
070-200-006-007-00	07/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$11,413	\$88,587	\$141,103	0.628
070-200-011-001-00	08/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$11,927	\$128,073	\$131,413	0.975
070-200-011-004-00	01/14/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$8,906	\$111,094	\$137,202	0.810
070-200-011-009-00	06/29/21	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$10,015	\$92,485	\$132,421	0.698
070-200-011-011-00	08/05/21	\$110,250	WD	03-ARM'S LENGTH	\$110,250	\$11,369	\$98,881	\$97,348	1.016
070-200-015-006-01	12/06/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$8,803	\$76,197	\$118,959	0.641
070-200-015-007-00	04/22/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$16,331	\$136,669	\$156,426	0.874
070-200-016-003-00	02/01/22	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$16,573	\$162,327	\$172,614	0.940
070-200-016-009-00	06/16/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$6,132	\$43,868	\$79,192	0.554
070-200-017-001-00	11/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$5,520	\$114,480	\$121,723	0.940
070-200-021-001-00	05/14/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$6,746	\$93,254	\$122,706	0.760
070-200-022-006-00	12/01/21	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$10,120	\$20,880	\$48,346	0.432
070-200-023-002-00	02/28/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$21,040	\$118,860	\$211,399	0.562
070-200-027-008-00	06/25/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$16,940	\$82,060	\$86,840	0.945
070-200-029-005-00	06/03/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$17,086	\$109,914	\$135,989	0.808
070-200-032-002-00	08/06/21	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$10,820	\$32,680	\$57,343	0.570
070-200-032-010-00	07/27/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$5,520	\$74,480	\$142,905	0.521
<b>Totals:</b>		<b>\$7,200,447</b>			<b>\$7,200,447</b>		<b>\$6,477,626</b>	<b>\$8,544,788</b>	

E.C.F. => 0.758

Ave. E.C.F. => 0.754

2024 Residential Riverfront ECF Study

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
070-110-000-010-00	12/20/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$67,322	\$192,678	\$261,413	0.737
<b>Totals:</b>		<b>\$260,000</b>			<b>\$260,000</b>		<b>\$192,678</b>	<b>\$261,413</b>	<b>0.737</b>
									E.C.F. => 0.737
									Ave. E.C.F. => 0.737