

# Bay Township 2025

## Part 1 - Land Value Analysis

The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. Part 1 of this document contains the analysis performed by the Hudson Township assessor to determine current land values. These land value conclusions have been used in the determination of assessed values for 2025. As required, the sales gathered and analyzed are from 4/1/2022 to 3/31/2024.

## Part 2 - Economic Condition Factor (ECF) Calculation

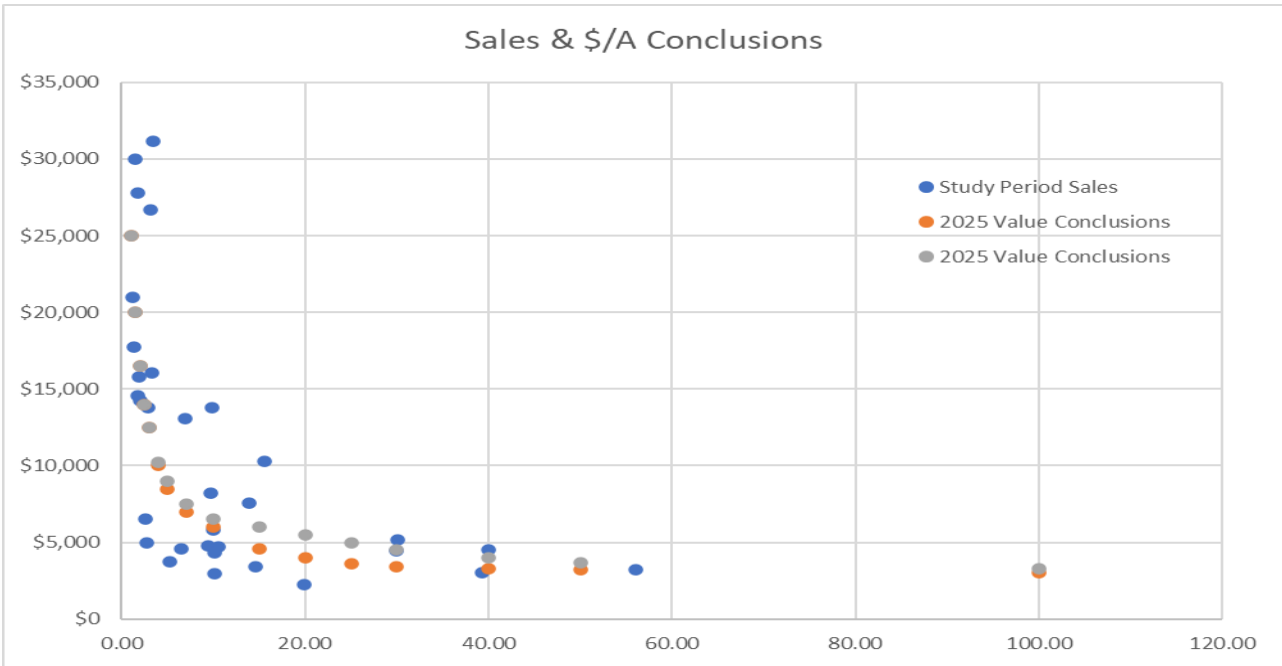
The mass appraisal techniques used by assessors to estimate the market value of the structures on a parcel require the assessor to keep record of the improvements on the parcel, determine the depreciated cost new based on the Michigan Assessors Manual, and then adjust that depreciated cost to the local market by applying a calculated Economic Condition Factor. Part 2 of this document contains the ECF calculations made by the Hudson Township assessor. These calculated ECFs have been used in the assessor's determination of assessed values for 2025. As required, the sales used in calculating 2025 assessments are from 4/1/2022 to 3/31/2024.

## Part 1 - Land Value Analysis

### 2025 Bay Interior Land Values

Used for Agricultural, Commercial and Residential Classes Analyzed with Neighboring Townships.

2025 Value Conclusions			Unique (High Value) Conclusions	
Acreage	\$	\$/A	\$	\$/A
1	25,000	25,000	50,000	50,000
1.5	30,000	20,000	60,000	40,000
2	33,000	16,500	66,000	33,000
2.5	35,000	14,000	70,000	28,000
3	37,500	12,500	75,000	25,000
4	41,000	10,250	82,000	20,500
5	45,000	9,000	90,000	18,000
7	52,500	7,500	105,000	15,000
10	65,000	6,500	130,000	13,000
15	90,000	6,000	180,000	12,000
20	110,000	5,500	220,000	11,000
25	125,000	5,000	250,000	10,000
30	135,000	4,500	270,000	9,000
40	160,000	4,000	320,000	8,000
50	185,000	3,700	370,000	7,400
100	330,000	3,300	660,000	6,600
Lot Value = 1 acre value of \$25,000			Based on calculated adjustments (200%)	



Parcel Number	Street Address	Sale Date	Adj. Sale \$	Net Acres	Dollars/A
010-017-044-80	M-75 N	11/10/2022	\$25,000	1.19	\$21,008
010-017-044-75	M-75 N	11/10/2022	\$25,000	1.41	\$17,730
001-008-006-20	BOYNE CITY RD	7/6/2023	\$45,000	1.5	\$30,000
010-017-044-85	M-75 N	11/10/2022	\$25,000	1.72	\$14,535
005-021-015-00	2805 BOYNE CITY RD	9/16/2022	\$50,000	1.80	\$27,778
010-033-007-00	731 US 131 N	5/13/2022	\$30,000	1.90	\$15,789
001-119-013-75	5124 HORSESHOE TRL (PVT	7/25/2022	\$29,900	2.10	\$14,238
010-009-056-45	2775 SPRINGVALE RD	4/28/2023	\$17,000	2.6	\$6,538
010-014-001-10	4780 SPRINGVALE RD	6/23/2022	\$13,500	2.70	\$5,000
001-005-005-40	WEST RD	8/3/2022	\$40,000	2.90	\$13,793
004-027-007-30	14680 GARFIELD AVE W	7/25/2023	\$85,000	3.187	\$26,671
010-017-044-60	M-75 N	3/2/2023	\$53,000	3.30	\$16,061
001-010-009-35	ERICKSON RD	5/18/2023	\$109,000	3.5	\$31,143
007-125-021-10	PINCHERRY RD	6/15/2023	\$20,000	5.3	\$3,774
001-120-009-35	HORTON BAY RD N	5/19/2023	\$30,000	6.5	\$4,615
007-124-019-20	6315 CHURCH RD	6/6/2022	\$90,000	6.9	\$13,043
007-135-002-45	PINEHILL DR (PVT)	4/15/2022	\$45,000	9.4	\$4,787
001-132-014-10	6023 CAMP DAGGETT RD	7/11/2022	\$80,000	9.72	\$8,230
001-119-004-10	8515 HORTON BAY RD N	12/1/2023	\$135,000	9.8	\$13,776
007-135-003-45	6519 RED PINE TRL (PVT)	12/16/2022	\$58,000	10.01	\$5,794
010-012-020-00	PADGETT RD	8/11/2023	\$30,000	10.1	\$2,970
007-123-002-00	STOLT RD	5/12/2023	\$44,000	10.2	\$4,314
007-136-009-15	DALTON RD	5/17/2022	\$49,900	10.6	\$4,708
007-116-003-15	MAJOR DOUGLAS SLOAN F	10/11/2023	\$105,000	13.9	\$7,554
007-116-001-40	MAJOR DOUGLAS SLOAN F	1/23/2024	\$50,000	14.581	\$3,429
010-005-013-25	COUNTRY CLUB RD	10/2/2023	\$160,000	15.524	\$10,307
007-120-007-30	BOYNE CITY RD	10/19/2023	\$45,000	19.9	\$2,261
007-116-009-10	SMITH RD	11/30/2022	\$134,000	30	\$4,467
007-136-009-50	DALTON RD	5/19/2022	\$155,000	30.09	\$5,151
005-023-007-00	GRIFFIN RD	5/11/2022	\$120,000	39.3	\$3,053
007-135-004-10	PINEHILL DR (PVT)	4/15/2022	\$180,000	40	\$4,500
007-111-007-30	MURRAY RD	6/29/2022	\$180,000	56.11	\$3,208

## 2025 Eagle Island Interior Land Value \$2000/FF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Effec. Front	Dollars/FF	Comment
001-225-022-00	EAGLE ISLAND RD (PVT)	4/23/2021	\$196,000	147	\$1,333	Before study period
001-225-018-00	EAGLE ISLAND RD (PVT)	12/12/2024	\$545,000	143	\$3,811	After study period
			\$741,000	290	\$2,555	

### Older Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Effec. Front	Dollars/FF
001-225-021-00	EAGLE ISLAND RD (PVT)	8/2/2019	\$145,000	154	\$942
001-225-022-00	EAGLE ISLAND RD (PVT)	5/16/2017	\$150,000	147	\$1,020

**Conclusion: \$2,000/FF based on value trends**

## 2025 Horseshoe Condos Land Value \$30,000 per Lot

Parcel Number	Street Address	Sale Date	Adj. Sale	Net Acre	Dollars/A
001-325-004-00	BUCKAROO TRL (PVT)	1/12/2024	\$29,900	0.7	\$42,714
001-325-005-00	5349 BUCKAROO TRL (PVT)	10/19/2023	\$20,000	0.7	\$28,571
001-325-006-00	5373 BUCKAROO (PVT)	10/20/2022	\$30,000	0.6	\$49,833
001-325-020-00	BUCKAROO TRL (PVT)	12/16/2022	\$29,900	0.9	\$33,222

**2025 Conclusion: \$30,000 per lot as calculated**

## 2025 Horton Creek Land Value \$2000/FF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	FF	\$/FF	Comments
001-200-016-00	5310 HEMINGWAY DR (PVT)	11/30/2022	\$600,000	\$350,239	137	\$2,556.49	
001-200-019-00	5400 HEMINGWAY DR (PVT)	3/7/2023	\$700,000	\$267,601	193	\$1,386.53	001-200-020-50
001-200-028-00	5365 ASPEN DR (PVT)	4/24/2024	\$689,000	\$321,338	123	\$2,612.50	
			\$1,989,000	\$939,178	453	\$2,073.24	

**Conclusion: \$2,000 as calculated by land residual study**

### Older Sale

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	FF	\$/FF	Comments
001-200-022-00	5460 HEMINGWAY DR (PVT)	10/15/2021	\$443,000	\$222,262.0	125	\$1,778	

## 2025 Lake Proximity Land Value \$1150/FF

### Land Residual Method

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	
001-300-028-00	2835 PARK LN (PVT)	8/23/2023	\$1,250,000	\$250,433	122	\$2,052.73	
001-350-001-00	4465 MAR-JEAN DR (PVT)	10/4/2024	\$650,000	\$301,927	88	\$3,430.99	After Study Period

### Older Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF
001-300-026-00	WALLOON HILLS DR (PVT)	9/6/2019	\$70,000	\$70,000	132	530
001-350-011-00	4594 MAR-JEAN DR (PVT)	9/13/2019	\$300,000	\$93,306	155	602
001-300-033-10	6992 WALLOON HILLS DR (PVT)	9/20/2019	\$471,900	\$49,342	175	282

**Conclusion: \$1200/FF based on trends (Walloon Lake & Lake Charlevoix rates went up 50%)**

## 2025 Lake Charlevoix Land Value \$7,500/FF

Due to limited sales in Bay Twp., sales from other townships were used to analyze land value

### Within Study Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Effec. Front	Net Acres	Dollars/FF	
001-008-029-20	CHAPELLE RD	3/31/2023	\$1,250,000	171.77	1.1	\$7,277	
001-008-049-35	SUNDBERG LN (PVT)	9/15/2023	\$1,600,000	160.00	1.3	\$10,000	
006-106-003-60	EVERGREEN LN (PVT)	9/27/2023	\$775,000	100.29	3.167	\$7,728	
007-003-019-60	8740 BOYNE CITY RD	9/13/2023	\$2,200,000	262.01	8.5	\$8,397	
051-171-011-00	527 BAY ST	10/7/2022	\$895,000	100.00	0.2	\$8,950	
006-536-001-00	9485 PINE LAKE RD (PVT)	8/30/2022	\$650,000	235.27	0.8	\$2,763	
<b>Aggr Mean</b>			<b>\$7,370,000</b>	<b>1029.34</b>		<b>\$7,160</b>	
						<b>Average</b>	<b>7,519</b>
						<b>Median</b>	<b>8,062</b>

### Before Study Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Effec. Front	Net Acres	Dollars/FF	
006-115-023-85	8335 CEDAR CREST BAY DR (PVT)	7/23/2021	\$430,000	109.24	5.12	\$3,936	
007-475-011-00	7615 OYSTER BAY DR (PVT)	9/25/2021	\$595,000	100	0.2	\$5,950	
			\$1,025,000	209.24	Aggr Ave	\$4,899	
						Average	\$4,943
						Median	\$4,943

**2025 Conclusion: \$7,500/FF**

## 2025 Villa de Charlevoix & Bear Cove Land Value \$400/FF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Other Parcels in Sale
001-400-048-00	CONCORDE N	1/13/2024	\$30,000	\$30,000	75	\$400	
001-400-049-00	CONCORDE N	1/13/2024	\$30,000	\$30,000	75	\$400	
001-400-087-00	4324 CONCORDE N	4/28/2022	\$43,000	\$43,000	98	\$439	
001-400-095-00	CHAMPERRET N	7/11/2022	\$75,000	\$75,000	130	\$577	001-400-096-00
001-400-214-00	BOYNE CITY RD	9/23/2022	\$50,000	\$50,000	130	\$385	
<b>Totals:</b>			<b>\$185,000</b>	<b>\$185,000</b>	<b>410</b>	<b>\$451</b>	

**Conclusion: \$450/FF as calculated**

### Bear Cove

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/A
001-180-011-00	BEAR COVE LN (PVT)	9/16/2022	\$92,500	\$92,500	0.8	\$115,625
001-180-012-00	8395 BEAR COVE LN (PVT)	5/25/2022	\$50,000	\$50,000	0.8	\$62,500
						\$142,500 Average
						\$89,063

**Conclusion: 200% adjustment to regular rate**

## 2025 Walloon Lake Land Value \$15,000/FF

### Vacant Land Sales

Parcel Number	Address	Sale Date	Adj. Sale \$	Effec. Front	Price/FF	Comment
001-010-010-75	LONGFIELD FARM TRL (PVT)	9/29/2023	\$1,850,000	100.03	\$17,223	Within Study Period, Adjusted for acreage
010-300-008-20	05715 COUNTRY CLUB SHORES	1/1/2022	\$1,600,000	100	\$16,000	Before Study Period
Emmet County	5719 Country Club Lot B	6/14/2021	\$1,600,000	100	\$16,000	Before Study Period
Emmet County	3924 Lake Grove Road	6/26/2023	\$2,130,000	167	\$12,754	Within Study Period
Emmet County	5719 Country Club - Lob B	Listing	\$2,250,000	100	\$22,500	Listing

2024 Conclusion - \$10,000/FF

Lake Charlevoix values increased 50%

**2025 Conclusion - \$15,000/FF more weight for sales within study period**

## Part 2 - Economic Condition Factor (ECF) Calculation

### 2025 Interior Residential and Agricultural ECF 1.121

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residu	Cost Man. \$	E.C.F.	Other Parcels in Sale
001-131-013-10	5275 MC CRANEY RD	9/22/2022	\$200,000	\$109,645	\$180,843	0.606	
001-150-004-10	2405 ERICKSON RD	12/30/2022	\$185,000	\$151,505	\$194,504	0.779	
001-120-018-10	4855 CHURCH RD	7/13/2022	\$285,000	\$247,127	\$239,185	1.033	
001-131-009-90	6320 PINCHERRY RD	11/30/2023	\$175,000	\$145,808	\$133,318	1.094	
001-119-005-25	8591 HORTON BAY RD N	7/10/2023	\$900,000	\$731,492	\$710,668	1.029	
001-129-007-20	4587 REYCRAFT RD	5/22/2023	\$1,025,000	\$725,582	\$623,104	1.164	001-129-007-25
001-121-002-35	3775 ST LOUIS CLUB RD	10/11/2022	\$321,000	\$283,741	\$233,241	1.217	
001-119-013-20	5435 CHURCH RD	5/8/2023	\$335,000	\$269,000	\$223,669	1.203	
001-120-009-25	8198 HORTON BAY RD N	5/19/2023	\$296,000	\$262,200	\$203,379	1.289	
001-150-008-00	4293 MAPLE RIDGE RD	6/20/2023	\$210,000	\$183,000	\$133,750	1.368	
001-160-038-50	4308 ALPINE VALLEY RD	8/21/2023	\$357,500	\$308,824	\$212,701	1.452	
001-131-009-70	6338 PINCHERRY RD	8/9/2022	\$257,500	\$204,373	\$142,028	1.439	
			\$4,547,000	\$3,622,297	\$3,230,388	1.121	
<b>Conclusion: 1.121 as calculated</b>						Average ECF	1.139
						Standard Dev	0.244

#### Not Used

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residu	Cost Man. \$	E.C.F.	Comments
001-008-005-35	4545 BOYNE CITY RD	6/23/2023	\$495,000	\$449,294	\$229,618	1.957	Outlier

#### Newer Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residu	Cost Man. \$	E.C.F.
001-119-014-35	5229 CHURCH RD	5/3/2024	\$285,000	\$250,245	\$186,861	1.339
001-009-008-00	4934 CAMP DAGGETT RD	6/11/2024	\$217,500	\$184,140	\$178,809	1.030
001-121-002-40	3839 ST LOUIS CLUB RD	8/6/2024	\$408,500	\$368,742	\$242,332	1.522
				\$803,127	\$608,002	1.321

### 2025 Lake Charlevoix ECF 1.856

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man.	E.C.F.	Comments
001-008-028-00	4980 CHATILLON DR	10/1/2021	\$2,911,110	\$2,063,466	1273819	1.620	Before Study Period
001-200-007-00	5620 HORTON CREEK DR	11/29/2021	\$2,000,000	\$1,120,837	\$596,616	1.879	Before Study Period
001-008-046-00	4014 SPRINGWATER BEAC	12/28/2021	\$1,100,000	\$585,671	\$384,541	1.523	Before Study Period
001-006-020-20	5320 BANKS ST	10/15/2024	\$3,200,000	\$2,371,870	\$1,054,536	2.249	After Study Period
				\$6,141,844	\$3,309,512	1.856	
						Average	1.674
<b>Conclusion: 1.856 as calculated</b>						Median	2.025

### 2025 Commercial ECF 0.670

Due to no sales in Township sales from neighboring counties were used to calculate ECF

Parcel Number	County	Class	Street Address	Sale Date	Adj. Sale \$	Building Residual	Cost Manual	ECF
002-011-019-20	Charlevoix	301	4740 SKOP RD	4/9/2022	\$700,000	\$580,336	\$921,283	0.630
69-045-100-000-016-00	Otsego	201	7993 MILL ST	11/17/2022	\$149,900	\$112,461	\$221,692	0.507
69-045-130-005-004-00	Otsego	201	534 EAST MAIN ST	12/21/2023	\$90,000	\$85,055	\$124,579	0.683
69-061-100-000-029-00	Otsego	201	8869 M-32 WEST	3/8/2024	\$100,000	\$91,215	\$168,137	0.543
24-01-19-08-250-007	Emmet	201	1480 MCDUGAL RD	12/20/2022	\$325,000	\$242,910	\$251,832	0.965
24-10-10-03-101-024	Emmet	201	5912 ROBINSON ST	7/7/2022	\$122,000	\$112,300	\$140,135	0.801
					\$1,486,900	\$1,224,277	\$1,827,658	0.670

**2025 ECF Conclusion: 0.670 as calculated**

## 2025 Commercial Pole Barns 1.636

Used for freestanding storage structures.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg Residual	Cost Manual	ECF
004-240-031-00	6482 HILARY DR (PVT)	8/22/2022	\$95,000	\$70,000	\$61,689	1.135
009-555-004-00	13715 CLARK RD 4	5/25/2023	\$204,120	\$169,120	\$129,715	1.304
009-555-001-00	13715 CLARK RD 1	6/23/2023	\$161,964	\$136,964	\$103,145	1.328
009-555-003-00	13715 CLARK RD 3	6/15/2023	\$208,692	\$173,692	\$129,715	1.339
004-240-030-00	6492 HILARY DR (PVT)	8/17/2022	\$78,000	\$53,000	\$39,369	1.346
009-725-031-00	5875 LOEB RD 31	6/15/2022	\$87,000	\$52,000	\$37,873	1.373
009-555-008-00	13715 CLARK RD 8	5/12/2023	\$263,560	\$228,560	\$163,084	1.401
009-555-009-00	13715 CLARK RD 9	5/12/2023	\$263,560	\$228,560	\$163,084	1.401
009-725-031-00	5875 LOEB RD 31	8/31/2022	\$90,000	\$55,000	\$37,873	1.452
004-240-011-00	6380 DANIELLE DR (PVT) 11	10/9/2023	\$115,000	\$90,000	\$59,644	1.509
009-555-007-00	13715 CLARK RD 7	3/21/2024	\$245,000	\$210,000	\$129,715	1.619
004-240-004-00	6450 DANIELLE DR (PVT) 4	7/28/2023	\$86,500	\$61,500	\$37,254	1.651
009-715-017-00	5700 WINTER HARBOR (PVT) 17	9/18/2023	\$145,000	\$110,000	\$65,054	1.691
004-240-034-00	6452 HILARY DR (PVT)	5/20/2022	\$115,000	\$90,000	\$52,014	1.730
009-725-039-00	5875 LOEB RD 39	11/16/2022	\$160,000	\$125,000	\$60,446	2.068
009-735-028-00	4848 WICKERSHAM RD 28	3/22/2023	\$190,000	\$155,000	\$74,177	2.090
009-735-005-00	4848 WICKERSHAM RD 5	6/15/2022	\$225,000	\$190,000	\$88,874	2.138
009-735-026-00	4848 WICKERSHAM RD 26	7/18/2022	\$249,900	\$214,900	\$99,210	2.166
009-735-005-00	4848 WICKERSHAM RD 5	9/8/2023	\$240,000	\$205,000	\$88,874	2.307
009-725-040-00	5875 LOEB RD 40	5/10/2023	\$140,000	\$105,000	\$43,842	2.395
				\$2,723,296.0	\$1,664,649.1	1.636

**ECF Conclusion: 1.636 as calculated**

## 2025 Walloon Lake ECF 2.022

Within Study Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
001-225-008-00	2186 EAGLE ISLAND RD (PVT)	7/29/2022	\$5,100,000	\$3,460,783	\$1,768,380	1.957
001-121-030-15	3003 ST LOUIS CLUB RD	11/18/2022	\$2,199,000	\$661,258	\$403,911	1.637
001-121-035-60	3056 HILTON LANE	2/23/2023	\$1,675,000	\$468,053	\$275,443	1.699
001-010-010-70	4850 LONGFIELD FARM TRL (PVT)	10/27/2023	\$5,625,000	\$2,369,475	1320240.125	1.795
001-128-001-60	7650 FOX RUN (PVT)	10/30/2023	\$3,850,000	\$1,997,672	\$953,264	2.096
001-121-035-50	8270 BEAR COVE LN (PVT)	11/1/2023	\$3,950,000	\$2,142,669	\$ 845,318	2.535
001-127-003-40	7100 MEADOWWOODS LN (PVT)	1/12/2024	\$2,500,000	\$992,612	\$ 404,410	2.454
			\$24,899,000	\$12,092,522	\$5,970,966	2.025
					Average ECF	2.025
					Median	1.957
					St Dev	0.330
					Low	1.365
					High	2.686

**Conclusion: 2.022 as calculated**

After Study Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
001-134-005-00	2342 EAGLE ISLAND RD	8/1/2024	\$2,640,000	\$1,883,649	\$608,788	3.094

## 2025 Lake View/Access 1.446

### Within Study Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
001-400-139-00	4510 CHATELET DR	4/15/2022	\$645,000	\$582,990	\$495,091	1.178	001-400-140-00	VILLA & BEAR COVE LAKE ACCESS
001-180-008-00	8445 BEAR COVE LN (PVT)	4/29/2022	\$915,000	\$852,213	\$699,770	1.218		VILLA & BEAR COVE LAKE ACCESS
001-400-105-00	4590 CHAPELLE RD	5/6/2022	\$336,000	\$302,231	\$239,528	1.262		VILLA & BEAR COVE LAKE ACCESS
001-400-213-00	4922 BOYNE CITY RD	5/25/2022	\$425,000	\$390,542	\$246,552	1.584		VILLA & BEAR COVE LAKE ACCESS
001-400-038-00	4389 BILLAN CT	6/24/2022	\$175,000	\$127,314	\$114,303	1.114		VILLA & BEAR COVE LAKE ACCESS
001-400-243-00	4365 CHAMPERRET N	8/15/2022	\$474,000	\$425,843	\$320,303	1.329		VILLA & BEAR COVE LAKE ACCESS
001-005-005-60	5644 WEST RD	10/4/2022	\$847,000	\$617,527	\$460,931	1.340	001-005-005-30	LAKE VIEW
001-200-016-00	5310 HEMINGWAY DR (PVT)	11/30/2022	\$600,000	\$303,337	\$159,418	1.903		HORTON CREEK
001-005-011-20	5111 WEST RD	2/3/2023	\$452,000	\$347,197	\$291,145	1.193		LAKE VIEW
001-200-019-00	5400 HEMINGWAY DR (PVT)	3/7/2023	\$700,000	\$314,000	\$278,967	1.126	001-200-020-50	HORTON CREEK
001-006-005-30	5763 HORTON BAY RD N	5/19/2023	\$549,900	\$478,424	\$425,218	1.125		LAKE PROXIMITY
001-006-015-80	5959 BOYNE CITY RD	8/8/2023	\$635,000	\$563,000	\$450,348	1.250		LAKE VIEW
001-180-004-00	8420 BEAR COVE LN (PVT)	8/9/2023	\$1,310,000	\$1,281,620	656875.6875	1.951		VILLA & BEAR COVE LAKE ACCESS
001-400-153-10	4100 CHATELET DR	8/15/2023	\$889,000	\$807,583	\$495,862	1.629		VILLA & BEAR COVE LAKE ACCESS
001-300-028-00	2835 PARK LN (PVT)	8/23/2023	\$1,250,000	\$1,103,230	\$640,708	1.722		LAKE PROXIMITY
001-005-011-20	5111 WEST RD	3/22/2024	\$670,000	\$565,197	\$291,145	1.941		LAKE VIEW
				\$9,062,248	\$6,266,166	1.446		
						Average ECF		1.429
						Median		1.296
						St Deviation		0.299
						Low		0.847
						High		2.028

**Conclusion: 1.446 as calculated**

### After Study Period

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
001-400-163-10	4455 CHATELET DR	4/13/2024	\$525,000	\$462,000	\$295,626	1.563		VILLA & BEAR COVE LAKE ACCESS
001-200-028-00	5365 ASPEN DR (PVT)	4/24/2024	\$689,000	\$426,448	\$236,200	1.805		HORTON CREEK
001-400-050-10	4143 CONCORDE N	5/7/2024	\$575,000	\$480,641	\$281,170	1.709		VILLA & BEAR COVE LAKE ACCESS
001-008-015-25	4295 BOYNE CITY RD	5/31/2024	\$909,000	\$820,284	\$435,510	1.884		LAKE VIEW
001-400-058-10	4331 CONCORDE N	8/14/2024	\$401,000	\$336,386	\$190,430	1.766		VILLA & BEAR COVE LAKE ACCESS
001-350-001-00	4465 MAR-JEAN DR (PVT)	10/4/2024	\$650,000	\$537,189	\$217,072	2.475		LAKE PROXIMITY
001-400-023-00	4898 CONCORDE S	10/10/2024	\$270,000	\$236,544	\$113,166	2.090		VILLA & BEAR COVE LAKE ACCESS
001-400-221-00	4650 FONTENOY N	10/16/2024	\$360,000	\$317,587	\$160,502	1.979		VILLA & BEAR COVE LAKE ACCESS
				\$3,617,079	\$1,929,677	1.874		

## 2025 Wildwood Condos ECF 2.94

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
001-560-002-00	4060 WILDWOOD DR	7/27/2022	\$601,000	\$601,000	\$210,000	2.862
001-560-014-00	4020 WILDWOOD DR	9/20/2022	\$700,000	\$700,000	\$232,500	3.011
			\$1,301,000	\$1,301,000	\$442,500	2.940

**Conclusion: 2.940 as calculated**