

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.
001-009-034-00	7327 DRYDEN RD	03/06/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$116,700	45.94	\$268,156	\$121,555	\$132,445	\$146,601	0.903
002-004-001-00	N LAKE PLEASANT RD	08/31/20	\$190,000	WD	19-MULTI PARCEL	\$190,000	\$93,700	49.32	\$170,694	\$96,512	\$93,488	\$74,182	1.260
003-035-009-00	2650 WALKER RD	09/09/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$187,000	37.40	\$491,708	\$395,203	\$104,797	\$96,505	1.086
004-021-003-10	MILLINGTON RD	05/27/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$168,100	35.02	\$530,463	\$333,215	\$146,785	\$197,248	0.744
004-036-002-00	5724 PECK	07/13/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,300	48.52	\$294,068	\$152,881	\$97,119	\$141,187	0.688
005-022-014-00	7921 DEANVILLE	02/11/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,600	45.15	\$361,325	\$317,658	\$82,342	\$43,667	1.886
005-036-007-00	8797 CLEAR LAKE RD	10/30/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$289,400	56.19	\$505,983	\$394,441	\$120,559	\$111,542	1.081
007-025-005-00	5031 MILL RD	07/08/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$122,300	71.94	\$155,625	\$133,765	\$36,235	\$21,860	1.658
009-006-003-00	6318 CLEAR LK RD	09/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,300	49.15	\$268,060	\$173,619	\$26,381	\$94,441	0.279
011-010-006-00	525 N DORAN RD	07/28/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$173,900	45.17	\$391,260	\$261,635	\$123,365	\$129,625	0.952
011-010-013-00	375 BROWN CITY RD	07/08/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$206,300	49.12	\$483,460	\$340,849	\$79,151	\$142,611	0.555
011-013-006-10	157 N ENGLS RD	05/20/20	\$220,700	WD	03-ARM'S LENGTH	\$220,700	\$156,300	70.82	\$312,778	\$159,416	\$61,284	\$153,362	0.400
016-027-004-00	4876 HASSLICK RD	10/11/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$131,900	37.15	\$374,181	\$170,864	\$184,136	\$203,317	0.906
017-012-013-00	3492 MCKEEN LAKE RD	11/10/21	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$219,500	48.67	\$601,937	\$339,333	\$111,667	\$262,604	0.425
018-008-003-00	9221 N LAPEER	01/24/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,900	54.16	\$223,481	\$156,702	\$33,298	\$66,779	0.499
018-030-006-00	82 BARNES RD	09/03/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$129,200	53.83	\$303,371	\$211,165	\$28,835	\$92,206	0.313
Totals:			\$5,220,700			\$5,220,700	\$2,497,400		\$5,736,550		\$1,461,887	\$1,977,737	
								Sale. Ratio =>	47.84			E.C.F. =>	0.739
								Std. Dev. =>	10.34			Ave. E.C.F. =>	0.852

County-wide AG sales with structures, eliminating high residential values. Metamora residential buildings on Ag class parcels take ECF from surrounding acreage residential study. This study is meant to help value agricultural buildings only