

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
014-055-030-75	6704 S M 221	07/06/22	\$1,018,000	1018000.00	\$46,405	\$971,595	\$692,467	1.403
014-422-005-00	6981 S M221	01/17/23	\$60,000	60000.00	\$12,306	\$47,694	\$61,950	0.770
014-422-001-50	6939 S M221	09/15/21	\$50,000	50000.00	\$13,879	\$36,121	\$48,726	0.741
014-067-020-00	8948 S M 221	01/03/22	\$220,000	220000.00	\$51,629	\$168,371	\$200,596	0.839
009-322-003-00	160 E MAIN	11/10/22	\$199,000	199000.00	\$14,816	\$184,184	\$209,208	0.880
016-428-003-00	39956 W M12	03/23/22	\$110,000	110000.00	\$51,833	\$58,167	\$77,134	0.754

Totals:			\$1,657,000			\$1,466,132	\$1,290,081	
				32.11				1.136
<b>2024 COMMERCIAL ECF USED AVG .90</b>				370112.64				0.898

DUE TO A LACK OF COMMERCIAL SALES IN SUPERIOR TOWNSHIP, IT WAS NECESSARY TO SEARCH SIMILAR RURAL AREAS IN THE EASTERN UPPER PENINSULA FOR SALES

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
014-057-006-00	11680 W IRISH LINE	04/10/17	\$82,000	\$32,819	\$49,181	\$52,297	0.940	
014-077-002-00	8916 W 10 1/2 MILE RD	05/08/20	\$116,000	\$41,319	\$74,681	\$106,504	0.701	
014-474-010-00	9204 W 7 1/2 MILE RD	09/04/19	\$369,000	\$193,280	\$175,720	\$130,322	1.348	
<b>Totals:</b>			<b>\$567,000</b>		<b>\$299,582</b>	<b>\$289,124</b>		
<b>2021 AG ECF .98</b>							<b>E.C.F. =&gt;</b>	<b>1.036</b>
<b>Ave. E.C.F. =&gt;</b>							<b>0.997</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asgmt. %/Adj.	S Land + Yard Bldg.	Residua	Cost Man.	E.C.F.	
014-054-026-00	6355 S SECOND	10/26/20	\$59,900	\$59,900	\$25,700	42.90	\$17,973	\$41,927	\$36,696	1.143
014-058-023-00	11029 W IRISH LINE RD	11/24/21	\$210,000	\$210,000	\$98,400	46.86	\$18,368	\$191,632	\$175,164	1.094
014-119-002-50	9301 BEAR RD	09/16/21	\$106,000	\$106,000	\$50,000	47.17	\$11,257	\$94,743	\$89,700	1.056
014-240-073-00	9443 W BAIRD ST	07/14/22	\$140,000	\$140,000	\$64,800	46.29	\$36,300	\$103,700	\$102,464	1.012
014-422-009-50	9963 W STATE	01/03/22	\$97,000	\$97,000	\$53,400	55.05	\$17,502	\$79,498	\$87,652	0.907
014-424-006-00	6895 S BROOK	06/15/21	\$78,000	\$78,000	\$37,600	48.21	\$12,506	\$65,494	\$63,303	1.035
014-453-013-00	9867 CRAWFORD	11/30/21	\$70,000	\$70,000	\$37,300	53.29	\$7,600	\$62,400	\$65,734	0.940
014-455-015-00	7135 S M221	11/10/22	\$40,000	\$40,000	\$20,200	50.50	\$14,276	\$25,724	\$26,339	0.977

Totals:		\$800,900	\$800,900	\$387,400		48.37	\$665,118	\$647,051	1.028
2024 NON WATERFRONT RESIDENTIAL ECF 1.02				Sale. Ratio =>		Std. Dev. =>		E.C.F. =>	1.020
						3.96		Ave. E.C.F. =>	

001-224-015-00	18116 W LAKESHOREDR	09/07/22	\$180,000	\$132,531	\$47,469	\$48,309	1.096
001-117-033-00	16858 W LAKESHORE DR	09/14/21	\$145,000	\$116,400	\$28,600	\$25,659	0.802
014-055-016-00	10598 W ATKINSON	06/19/20	\$292,000	\$66,539	\$225,461	\$147,574	1.144
001-450-007-00	13116 W LAKESHORE DR	07/07/21	\$342,000	\$105,899	\$236,101	\$294,656	0.801
001-520-005-00	8704 W EDMANDS ES	09/01/21	\$215,000	\$107,834	\$107,166	\$136,981	0.782
001-485-102-00	28585 W MAPLE LANE	08/31/21	\$249,900	\$45,833	\$204,167	\$258,563	0.790
014-220-019-50	9828 W SHENANDOAH	05/08/23	\$165,000	\$89,100	\$75,900	\$74,939	1.013
014-360-015-00	10868 W LAKESHORE DR	09/05/23	\$240,000	\$89,138	\$150,862	\$196,243	0.769
<b>Totals:</b>			<b>\$1,828,900</b>		<b>\$1,075,726</b>	<b>\$1,182,924</b>	
				<b>E.C.F. =&gt;</b>			<b>0.909</b>
				<b>Ave. E.C.F. =&gt;</b>			<b>0.889</b>

DUE TO A LACK OF WATERFRONT SALES WITHIN SUPERIOR TOWNSHIP IT WAS NECESSARY TO SEARCH SIMILAR WATERFRONT SALES ON SIMILAR WATER WITHIN NEARBY TOWNSHIPS.