

Unit 40-12 -Springfield - ECF 2023

Code	Description	RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL
101	Agricultural	1.15	1.00	1.64	1.35	1.00	1.00
400	Rural	1.10	0.99	1.64	1.35	1.00	0.80
401	Singlewide MH	1.04	1.00	1.13	1.35	1.00	1.00
402	Long Lake	1.38	1.00	1.64	1.35	1.00	1.00
403	Private Lakes	1.38	1.00	1.64	1.35	1.00	1.00
404	Fife Lake	1.20	1.00	1.64	1.35	1.00	1.00
405	Manistee River	1.08	1.00	1.64	1.35	1.00	1.00

Fife Lake First 50' Used \$4200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Rate Group 1		
012-200-008-00	10082 COSTER RD SW	08/31/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$223,300	50.75	\$526,575	\$103,425	\$190,000	50.0	285.0	0.33		
012-200-015-00	10128 COSTER RD SW	07/20/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$176,300	38.33	\$440,447	\$209,553	\$190,000	50.0	332.0	0.38		
04-040-004-00	11744 E STATE ST	07/21/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$97,600	37.54	\$254,675	\$157,325	\$152,000	40.0	110.0	0.10		
04-060-001-20	11987 EVERGREEN ST	08/16/21	\$425,000	AFF	03-ARM'S LENGTH	\$425,000	\$160,000	37.65	\$413,821	\$201,179	\$190,000	50.0	0.0	0.00		
04-060-020-00	11777 LAKE SHORE DR	03/18/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$109,800	37.86	\$277,906	\$202,094	\$190,000	50.0	0.0	0.00		
04-060-060-00	11613 LAKE SHORE DR	07/30/21	\$370,000	AFF	03-ARM'S LENGTH	\$370,000	\$110,700	29.92	\$280,163	\$279,837	\$190,000	50.0	0.0	0.00		
04-060-124-00	11451 LAKE SHORE DR	03/31/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$146,700	34.12	\$398,443	\$183,557	\$152,000	40.0	0.0	0.00		
04-070-001-00	11297 S LAKESHORE DR	08/30/21	\$380,000	AFF	03-ARM'S LENGTH	\$380,000	\$112,700	29.66	\$283,378	\$297,072	\$200,450	52.8	0.0	0.00		
Totals:			\$3,055,000			\$3,055,000	\$1,137,100		\$2,875,408	\$1,634,042	\$1,454,450	382.8		0.10		
								Sale. Ratio =>	37.22	Average			Average			
								Std. Dev. =>	3.87	per FF=>			\$4,269	per Net Acre=>		

FIFE LK W/ACCES Used \$1850/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Rate Group 1
012-200-040-00	10389 GRAND KAL RD SW	08/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$89,200	77.57	\$120,977	\$79,023	\$85,000	50.0	\$1,580	FIFE LK W/ACCES
012-200-042-00	10407 GRAND KAL RD SW	09/04/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$97,800	59.27	\$169,473	\$80,527	\$85,000	50.0	\$1,611	FIFE LK W/ACCES
012-200-048-00	10463 GRAND KAL RD SW	08/25/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$74,200	40.33	\$150,993	\$118,007	\$85,000	50.0	\$2,360	FIFE LK W/ACCES
Excess Frontage Used \$1500/ff										\$277,557		150.0	\$1,850	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	50' site value	Land Residual	>50' value	Effec. Front		
04-060-129-00	11411 LAKE SHORE DR	03/04/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$168,600	46.83	\$210,000	\$360,000	\$150,000	100.0	115.0	0.26
04-060-139-00	11309 LAKE SHORE DR	04/02/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,700	47.63	\$210,000	\$246,897	\$36,897	99.9	0.0	0.00
04-060-044-20	11751 LAKE SHORE DR	04/16/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$165,400	33.08	\$210,000	\$324,120	\$114,120	74.5	0.0	0.00

Long Lake Used \$600/ff

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
012-008-018-00	5980 INGERSOLL RD SW	04/15/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$160,649	\$227,460	475.0	600.0	19.02	19.02	\$338	475.00	00002
012-017-020-00	6314 INGERSOLL RD SW	11/06/20	\$309,952	WD	03-ARM'S LENGTH	\$309,952	\$157,811	\$127,940	376.0	212.5	0.98	0.91	\$420	376.00	00002
012-100-005-00	6310 GINAFRED SHRS DR SW	08/18/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$24,858	\$57,000	95.0	200.0	0.44	0.44	\$262	95.00	00002
012-100-014-00	6210 GINAFRED SHRS DR SW	05/28/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$108,507	\$60,000	100.0	120.0	0.28	0.28	\$1,085	100.00	00002
012-100-020-01	6124 GINAFRED SHRS DR SW	08/09/21	\$188,400	WD	03-ARM'S LENGTH	\$188,400	\$83,997	\$60,000	100.0	120.0	0.28	0.28	\$840	100.00	00002
012-100-021-00	GINAFRED SHRS DR SW	06/18/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$65,000	\$66,000	110.0	0.0	0.00	0.00	\$591	110.00	00002
Totals:			\$1,538,352			\$1,538,352	\$600,822	\$598,400	1,256.0		20.99	20.92			
									Average						
									per FF=>		\$478				

Mansitee River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	
012-034-007-00	13179 COSTER RD SW	06/26/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,100	39.12	\$198,662	\$81,338	\$65,000	100.0	341.0	\$813	100.00	
012-034-013-21	13815 SPRING CRK RD SW	07/29/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$178,900	47.08	\$414,147	\$150,853	\$185,000	300.0	0.0	\$503	300.00	
012-034-021-10	13045 COSTER RD SW	05/26/21	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$170,600	37.10	\$357,647	\$192,453	\$90,200	142.0	829.6	\$1,355	142.00	
012-400-009-00	13152 COSTER RD SW	10/23/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$93,400	60.26	\$177,078	\$65,122	\$87,200	137.0	339.0	\$475	137.00	
Totals:			\$1,209,900			\$1,209,900	\$527,000		\$1,147,534	\$489,766	\$427,400	679.0				
								Sale. Ratio =>	43.56			Average				
								Std. Dev. =>	10.51			per FF=>	\$721			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
012-035-001-20	3888 S MANISTEE RIV RD SW	06/03/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$109,300	60.72	\$219,825	\$159,175	\$199,000	655.0	201.5	\$243	655.00

Used 700/ff
 First 100' 500/ff
 Excess of 100'
 Remote 50% factor



Metes and Bounds

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table
012-018-008-02	COSTER RD SW	03/15/21	\$15,900	WD	\$15,900	\$15,900	1.16	\$13,707	3155522		ACREAGE
012-018-008-03	COSTER RD SW	09/30/20	\$14,000	WD	\$14,000	\$14,000	1.16	\$12,069	3152910		ACREAGE
012-018-008-03	COSTER RD SW	08/19/21	\$19,900	WD	\$19,900	\$19,900	1.16	\$17,155	3158520		ACREAGE
012-022-008-01	4920 LUND RD SW	02/25/21	\$9,900	MLC	\$9,900	\$9,900	1.17	\$8,462	3155620		ACREAGE
								\$12,848			
012-018-008-01	7859 INGERSOLL RD SW	06/22/20	\$19,900	WD	\$19,900	\$19,900	2.41	\$8,257	3151079		ACREAGE
012-028-018-55		06/16/20	\$14,500	WD	\$14,500	\$14,500	3.90	\$3,718	3151013		ACREAGE
012-006-011-00	8944 SHIPPY RD SW	10/30/20	\$29,000	WD	\$29,000	\$29,000	5.75	\$5,043	3154160		ACREAGE
012-028-010-10	12387 COSTER RD SW	06/26/20	\$18,500	WD	\$18,500	\$18,500	6.55	\$2,824	3151247		ACREAGE
012-017-001-25		03/17/21	\$20,000	WD	\$20,000	\$20,000	8.60	\$2,326	3155639		ACREAGE
012-002-006-01	3705 INMAN RD SW	03/23/21	\$23,000	WD	\$23,000	\$23,000	9.90	\$2,323	3155767		ACREAGE
012-002-006-02	3675 INMAN RD SW	12/28/20	\$21,000	WD	\$21,000	\$21,000	9.90	\$2,121	3154353		ACREAGE
012-002-006-02	3675 INMAN RD SW	07/02/21	\$10,600	WD	\$10,600	\$10,600	9.90	\$1,071	3157712		ACREAGE
012-016-002-15	5770 ENTWOOD LN SW	06/12/20	\$17,500	WD	\$17,500	\$17,500	10.00	\$1,750	3150953		ACREAGE
012-026-001-30		10/29/21	\$35,000	LC	\$35,000	\$35,000	10.00	\$3,500	3159991		ACREAGE
012-023-008-07		08/21/20	\$15,000	WD	\$15,000	\$15,000	10.02	\$1,497	3152140		ACREAGE
								\$2,044			
012-021-012-00		07/06/20	\$30,000	WD	\$30,000	\$30,000	19.00	\$1,579	3151375		ACREAGE
012-023-008-11	3590 LUND RD SW	02/16/21	\$50,000	WD	\$50,000	\$50,000	19.22	\$2,601	3155186	012-023-008-12	ACREAGE
012-002-006-03	3563 INMAN RD SW	09/04/20	\$32,000	WD	\$32,000	\$32,000	19.80	\$1,616	3152406		ACREAGE
								\$1,932			
012-011-021-02		06/29/20	\$45,000	WD	\$45,000	\$45,000	23.16	\$1,943	3151252		ACREAGE
012-012-013-10		01/07/21	\$61,500	WD	\$61,500	\$61,500	49.02	\$1,255	3154740	012-012-025-01	ACREAGE
012-014-007-00		12/10/21	\$90,000	WD	\$90,000	\$90,000	60.00	\$1,500	3160587		ACREAGE
012-032-002-40	6335 MAPLEHILL RD SW	08/20/20	\$110,000	WD	\$110,000	\$110,000	63.20	\$1,741	3152138		ACREAGE
012-003-002-40		09/14/20	\$120,000	LC	\$120,000	\$120,000	80.00	\$1,500	3154330		ACREAGE

Totals: \$822,200 \$822,200 \$822,200 424.98 #REF!

Average per Net Acre=> 1,934.68

	Price per acre	Total value
1	11,500.00	11,500
1.5	8,200.00	12,300
2	6,500.00	13,000
2.5	5,500.00	13,750
3	4,700.00	14,100
4	3,700.00	14,800
5	3,200.00	16,000
7	2,800.00	19,600
10	2,000.00	20,000
15	1,600.00	24,000
20	1,700.00	34,000
25	1,800.00	45,000
30	1,750.00	52,500
40	1,600.00	64,000
50	1,500.00	75,000
100	1,500.00	150,000