

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
044-521-005-00	319 E BROAD ST	06/06/23	\$180,000	\$180,000	\$65,586	36.44	\$138,347	\$3,750	\$176,250	\$179,224	0.983	1,930	\$91.32
044-521-006-00	323 E BROAD ST	07/26/24	\$120,000	\$120,000	\$59,712	49.76	\$116,307	\$8,791	\$111,209	\$113,774	0.977	1,963	\$56.65
044-544-032-00	422 POPLAR ST	09/07/23	\$70,000	\$70,000	\$29,663	42.38	\$62,623	\$13,040	\$56,960	\$66,023	0.863	1,476	\$38.59
044-692-016-00	16 GRAND AVE	10/03/23	\$59,000	\$59,000	\$15,417	26.13	\$47,122	\$4,150	\$54,850	\$57,220	0.959	940	\$58.35
044-694-018-00	126 WOODS AVE	12/16/24	\$71,000	\$71,000	\$33,967	47.84	\$66,289	\$6,418	\$64,582	\$63,356	1.019	979	\$65.97
044-702-005-00	521 E BROAD ST	08/04/23	\$165,000	\$165,000	\$52,601	31.88	\$110,098	\$21,002	\$143,998	\$118,636	1.214	1,260	\$114.28
044-703-005-50	621 E BROAD ST	09/19/24	\$165,000	\$165,000	\$50,934	30.87	\$116,948	\$8,492	\$156,508	\$114,768	1.364	1,200	\$130.42
Totals:			\$830,000	\$830,000	\$307,880		\$657,734		\$764,357	\$713,000			\$79.37
						Sale. Ratio =>	37.09			E.C.F. =>	1.072	Std. Deviation=>	
						Std. Dev. =>	9.00			Ave. E.C.F. =>	1.054	Ave. Variance=>	

2026 L'ANSE ORIGINAL ECF - 1.072

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
004-106-018-00	20407 SUMMIT RD	12/11/24	\$45,000	\$45,000	\$29,295	65.10	\$58,185	\$4,151	\$40,849	\$50,078	0.816	819	\$49.88
004-106-022-00	20565 SUMMIT RD	06/16/23	\$260,000	\$260,000	\$68,205	26.23	\$164,307	\$51,788	\$208,212	\$128,888	1.615	952	\$218.71
004-107-007-00	20855 HERMAN NESTORIA RD	08/21/24	\$250,000	\$250,000	\$88,948	35.58	\$191,738	\$44,579	\$205,421	\$136,385	1.506	1,296	\$158.50
004-210-007-00	17502 AURA RD	07/26/24	\$210,000	\$210,000	\$55,115	26.25	\$156,059	\$20,552	\$189,448	\$125,586	1.509	1,128	\$167.95
004-219-020-50	15823 WHIRLIGIG RD	03/05/25	\$110,000	\$110,000	\$54,423	49.48	\$111,159	\$10,084	\$99,916	\$83,741	1.193	912	\$109.56
004-222-017-50	17703 SKANEE RD	07/10/23	\$220,000	\$220,000	\$0	0.00	\$147,424	\$14,300	\$205,700	\$152,490	1.349	1,267	\$162.35
004-222-022-00	17557 SKANEE RD	07/31/23	\$215,000	\$215,000	\$62,991	29.30	\$132,339	\$12,269	\$202,731	\$137,537	1.474	1,728	\$117.32
004-222-027-00	17554 SKANEE RD	03/27/25	\$225,000	\$225,000	\$67,446	29.98	\$152,528	\$22,871	\$202,129	\$107,421	1.882	1,056	\$191.41
004-231-007-00	16619 OLSEN RD	10/09/24	\$340,000	\$340,000	\$141,949	41.75	\$278,796	\$83,214	\$256,786	\$181,262	1.417	2,853	\$90.01
004-286-001-00	13568 TOWNLINE RD	04/29/23	\$180,000	\$180,000	\$69,115	38.40	\$164,945	\$40,000	\$140,000	\$143,121	0.978	1,280	\$109.38
004-286-001-05	13568 TOWNLINE RD	04/29/23	\$180,000	\$180,000	\$69,115	38.40	\$164,945	\$40,000	\$140,000	\$143,121	0.978	1,280	\$109.38
004-301-005-75	20318 HERMAN ROAD	01/19/24	\$150,000	\$150,000	\$41,851	27.90	\$108,416	\$8,935	\$141,065	\$92,197	1.530	900	\$156.74
004-354-015-00	15767 BREWERY RD	07/10/23	\$60,000	\$60,000	\$30,430	50.72	\$63,817	\$5,144	\$54,856	\$67,208	0.816	968	\$56.67
004-359-006-00	411 E FALL ST	01/12/24	\$83,000	\$83,000	\$27,681	33.35	\$56,599	\$3,867	\$79,133	\$60,403	1.310	672	\$117.76
004-359-024-00	15780 JACK O LANTERN RD	05/09/23	\$90,000	\$90,000	\$56,465	62.74	\$118,916	\$4,151	\$85,849	\$131,460	0.653	1,148	\$74.78
004-359-037-00	15730 GOLDEN RD	05/04/23	\$58,000	\$58,000	\$40,844	70.42	\$85,021	\$8,370	\$49,630	\$87,802	0.565	1,104	\$44.95
004-359-041-05	15654 GOLDEN RD	07/11/23	\$319,000	\$319,000	\$104,263	32.68	\$258,179	\$7,300	\$311,700	\$287,376	1.085	1,680	\$185.54
004-359-047-00	15710 GOLDEN RD	01/12/24	\$98,014	\$98,014	\$51,147	52.18	\$106,917	\$19,428	\$78,586	\$100,216	0.784	1,056	\$74.42
004-359-055-00	18116 US 41	07/26/24	\$189,900	\$189,900	\$73,211	38.55	\$143,197	\$16,600	\$173,300	\$117,328	1.477	1,492	\$116.15
004-360-015-00	17811 LEE RD	12/27/23	\$205,000	\$205,000	\$59,932	29.24	\$123,797	\$42,418	\$162,582	\$93,218	1.744	1,122	\$144.90
004-360-029-20	16255 USIMAKI RD	11/07/24	\$425,000	\$425,000	\$190,847	44.91	\$373,362	\$17,475	\$407,525	\$329,830	1.236	2,270	\$179.53
004-365-006-00	16196 USIMAKI	11/25/24	\$355,000	\$355,000	\$118,422	33.36	\$232,140	\$8,000	\$347,000	\$207,729	1.670	1,411	\$245.92
004-366-017-00	15719 GOLF COURSE RD	12/17/24	\$135,000	\$135,000	\$67,448	49.96	\$134,099	\$69,517	\$65,483	\$59,854	1.094	1,089	\$60.13
004-372-019-05	16224 POOR FARM RD	09/07/23	\$475,000	\$475,000	\$151,545	31.90	\$318,340	\$40,000	\$435,000	\$318,832	1.364	1,820	\$239.01
004-424-008-00	15958 WHIRL I GIG	11/26/24	\$70,750	\$70,750	\$37,698	53.28	\$74,771	\$10,422	\$60,328	\$59,638	1.012	1,080	\$55.86
004-425-004-00	15802 SKANEE RD	11/15/24	\$121,000	\$121,000	\$43,165	35.67	\$84,164	\$4,495	\$116,505	\$73,836	1.578	768	\$151.70
004-436-032-00	20 JENTOFT RD	07/27/23	\$235,000	\$235,000	\$88,905	37.83	\$187,426	\$16,159	\$218,841	\$196,182	1.115	1,664	\$131.52
004-450-013-00	15598 KEWEENAW AVE	07/14/23	\$227,500	\$227,500	\$90,197	39.65	\$190,583	\$7,666	\$219,834	\$209,527	1.049	2,016	\$109.04
004-490-033-00	15625 SKANEE RD	09/13/24	\$200,000	\$200,000	\$71,130	35.57	\$138,614	\$6,199	\$193,801	\$122,720	1.579	1,716	\$112.94
Totals:			\$5,732,164	\$5,732,164	\$2,051,783		\$4,520,783		\$5,092,210	\$4,004,987			\$129.03
					Sale. Ratio =>	35.79				E.C.F. =>	1.271		Std. Deviation=>
					Std. Dev. =>	13.95				Ave. E.C.F. =>	1.254		Ave. Variance=>

2026 L'ANSE TOWNSHIP ECF 1.271

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
004-218-003-00	15142 PEQUAMING RD	09/25/24	\$295,000	\$295,000	\$115,565	39.17	\$260,081	\$49,633	\$245,367	\$171,654	1.429	1,822
004-276-019-00	13340 SUNSET DR	09/01/23	\$100,000	\$100,000	\$50,467	50.47	\$103,571	\$50,500	\$49,500	\$57,250	0.865	440
004-276-020-00	13346 SUNSET DR	11/18/24	\$265,000	\$265,000	\$147,058	55.49	\$264,170	\$50,000	\$215,000	\$174,690	1.231	1,120
004-276-032-50	13446 S SUNSET DR	11/27/23	\$500,000	\$500,000	\$189,857	37.97	\$395,987	\$94,105	\$405,895	\$325,655	1.246	2,519
Totals:			\$1,160,000	\$1,160,000	\$502,947		\$1,023,809		\$915,762	\$729,249		
						Sale. Ratio =>	43.36				E.C.F. =>	1.256
						Std. Dev. =>	8.58				Ave. E.C.F. =>	1.193

2026 LAKESHORE ECF - 1.256

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
044-505-000-00	09/22/23	\$205,000	\$205,000	\$82,805	40.39	\$173,993	\$9,953	\$195,047	\$208,173	0.937	2,768	\$70.46
044-506-002-00	05/19/23	\$122,000	\$122,000	\$41,006	33.61	\$95,455	\$8,286	\$113,714	\$110,621	1.028	960	\$118.45
044-548-011-81	06/09/23	\$260,000	\$260,000	\$88,329	33.97	\$201,888	\$18,750	\$241,250	\$232,409	1.038	2,065	\$116.83
044-592-009-00	01/09/24	\$181,000	\$181,000	\$64,931	35.87	\$136,779	\$13,638	\$167,362	\$156,270	1.071	1,354	\$123.61
044-593-010-00	05/22/23	\$123,000	\$123,000	\$44,272	35.99	\$94,435	\$5,634	\$117,366	\$112,692	1.041	1,980	\$59.28
044-593-017-00	07/16/24	\$40,000	\$40,000	\$24,561	61.40	\$48,692	\$4,468	\$35,532	\$45,311	0.784	580	\$61.26
044-594-002-00	07/31/23	\$45,000	\$45,000	\$16,526	36.72	\$35,071	\$6,671	\$38,329	\$36,041	1.063	672	\$57.04
044-595-007-00	10/11/24	\$123,000	\$123,000	\$41,758	33.95	\$93,904	\$11,405	\$111,595	\$84,528	1.320	1,118	\$99.82
044-596-005-00	07/16/24	\$80,000	\$80,000	\$40,187	50.23	\$78,418	\$6,115	\$73,885	\$74,081	0.997	1,316	\$56.14
044-596-016-00	07/16/24	\$70,000	\$70,000	\$34,765	49.66	\$68,957	\$6,118	\$63,882	\$64,384	0.992	1,024	\$62.38
044-597-003-00	07/24/24	\$70,000	\$70,000	\$36,646	52.35	\$72,515	\$6,332	\$63,668	\$67,810	0.939	1,004	\$63.41
044-609-002-00	04/03/24	\$125,000	\$125,000	\$60,665	48.53	\$121,330	\$8,500	\$116,500	\$115,605	1.008	1,784	\$65.30
044-609-014-00	10/13/23	\$170,000	\$170,000	\$40,543	23.85	\$111,983	\$8,869	\$161,131	\$130,855	1.231	1,008	\$159.85
044-610-001-00	08/08/23	\$221,600	\$221,600	\$46,993	21.21	\$106,716	\$5,852	\$215,748	\$128,000	1.686	1,136	\$189.92
044-610-011-50	01/30/24	\$115,000	\$115,000	\$43,232	37.59	\$112,639	\$4,250	\$110,750	\$111,054	0.997	1,144	\$96.81
044-640-014-00	07/16/24	\$80,000	\$80,000	\$39,507	49.38	\$77,081	\$7,350	\$72,650	\$71,446	1.017	1,200	\$60.54
044-660-009-00	04/14/23	\$175,000	\$175,000	\$82,162	46.95	\$164,323	\$19,825	\$155,175	\$183,373	0.846	1,556	\$99.73
044-721-070-00	10/16/23	\$60,000	\$60,000	\$24,795	41.33	\$51,982	\$3,626	\$56,374	\$61,365	0.919	842	\$66.95
044-722-080-00	07/16/24	\$60,000	\$60,000	\$34,210	57.02	\$67,614	\$8,750	\$51,250	\$60,311	0.850	944	\$54.29
044-722-092-00	07/28/23	\$37,000	\$37,000	\$15,044	40.66	\$31,639	\$7,761	\$29,239	\$30,302	0.965	758	\$38.57
044-722-124-00	10/16/23	\$90,000	\$90,000	\$30,421	33.80	\$69,393	\$9,822	\$80,178	\$75,598	1.061	864	\$92.80
044-731-002-50	11/07/24	\$220,000	\$220,000	\$78,279	35.58	\$165,930	\$10,080	\$209,920	\$159,682	1.315	1,478	\$142.03
044-737-016-00	10/12/23	\$175,000	\$175,000	\$64,544	36.88	\$139,567	\$10,240	\$164,760	\$164,121	1.004	1,232	\$133.73
044-752-025-00	06/22/23	\$90,000	\$90,000	\$28,177	31.31	\$73,367	\$5,951	\$84,049	\$85,553	0.982	792	\$106.12
044-760-003-00	04/28/23	\$230,000	\$230,000	\$86,211	37.48	\$172,421	\$30,108	\$199,892	\$180,600	1.107	2,400	\$83.29
044-773-005-10	02/07/24	\$50,000	\$50,000	\$16,632	33.26	\$43,223	\$4,935	\$45,065	\$39,230	1.149	612	\$73.64
044-773-006-00	08/18/23	\$75,000	\$75,000	\$30,354	40.47	\$63,600	\$6,710	\$68,290	\$72,195	0.946	1,104	\$61.86
044-779-009-00	07/17/24	\$175,000	\$175,000	\$67,390	38.51	\$131,797	\$15,537	\$159,463	\$119,119	1.339	1,344	\$118.65
Totals:		\$3,467,600	\$3,467,600	\$1,304,945		\$2,804,712		\$3,202,064	\$2,980,729			\$90.46
					Sale. Ratio =>	37.63			E.C.F. =>	1.074	Std. Deviation=>	
					Std. Dev. =>	9.20			Ave. E.C.F. =>	1.058	Ave. Variance=>	

2026 Blk 1 Village ECF - 1.074

Parcel ID	Liber/page	Date of Sale	Sale Price	Land Value	Cost New Less		Indicated	outlier
					Sale Value of	Depreciation of		
					Buildings	Buildings	ECF	
042-523-004-50	20230590	05/09/23	\$25,000	\$13,623	\$11,377	\$14,347	0.79	good
multiparcel	20230808	06/09/23	\$275,000	\$122,064	\$152,936	\$297,833	0.51	good
004-366-032-00	20230917	07/10/23	\$30,000	\$16,018	\$13,982	\$175,402	0.08	good
003-403-004-00	20231066	08/23/23	\$55,000	\$9,277	\$45,723	\$61,418	0.74	good
multiparcel	20231200	09/26/23	\$250,000	\$159,848	\$90,152	\$137,119	0.66	good
multiparcel	20231293	10/13/23	\$205,000	\$17,412	\$187,588	\$183,174	1.02	good
044-549-000-40	20231474	11/14/23	\$225,000	\$29,820	\$195,180	\$142,278	1.37	good
multiparcel	20231545	12/08/23	\$350,000	\$55,014	\$294,986	\$331,013	0.89	good
multiparcel	20240101	01/25/24	\$217,000	\$30,790	\$186,210	\$175,419	1.06	good
044-549-001-00	20240471	03/14/24	\$380,000	\$25,989	\$354,011	\$195,661	1.81	outlier
005-067-033-00	20240478	04/03/24	\$115,000	\$26,796	\$88,204	\$69,387	1.27	good
044-502-009-60	20240924	07/16/24	\$220,000	\$3,038	\$216,962	\$278,628	0.78	good
multiparcel	20250034	01/07/25	\$550,000	\$25,967	\$524,033	\$530,028	0.99	good
044-501-009-10	20240930	07/16/24	\$140,000	\$2,048	\$137,952	\$238,768	0.58	good
002-052-003-00	20250254	03/15/25	\$165,000	\$47,115	\$117,885	\$159,531	0.74	good

2026 COM/IND ECF .88

\$2,617,181

\$2,990,006

0.88

mean

0.886753439 St DEV

0.404902799

lower

0.07694784 upper

1.696559037