

2023 Howell Point Back Lots ECF

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	operty Clading D	
110	14-100-176-008-00	61109 CASS RD	11/16/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$86,800	33.00	\$215,196	\$69,164	\$193,836	\$115,440	1.679	1,122	\$172.76	HPBL	29.0816	CONTEMPORARY	\$67,500		DIAMOND LAKE	401 71	
111	14-100-177-002-00	21687 SHIAWASSEE DR	08/26/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$119,200	39.75	\$304,024	\$62,976	\$236,924	\$190,552	1.243	2,640	\$89.74	HPBL	14.4928	CONTEMPORARY	\$57,600		DIAMOND LAKE	401 49	
112	14-100-177-016-00	61151 QUINNESEC RD	02/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,900	48.81	\$308,547	\$67,500	\$192,500	\$190,551	1.010	1,404	\$137.11	HPBL	37.8057	CONTEMPORARY	\$67,500		DIAMOND LAKE	401 73	
114	14-100-183-018-00	61285 PUTNAM RD	12/16/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,600	33.62	\$174,853	\$28,167	\$181,833	\$115,957	1.568	1,180	\$154.10	HPBL	17.9818	RANCH	\$27,450		DIAMOND LAKE	401 69	
115	14-100-183-025-01	21837 POKAGON LN	09/24/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$110,800	29.16	\$269,899	\$70,807	\$309,193	\$157,385	1.965	1,888	\$163.77	HPBL	57.6280	RANCH	\$67,500		DIAMOND LAKE	401 58	
120	14-100-184-010-00	61278 CASS RD	04/29/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$117,500	27.65	\$348,375	\$50,891	\$374,109	\$235,165	1.591	3,584	\$104.38	HPBL	20.2550	2 STORY	\$41,400		DIAMOND LAKE	401 60	
116	14-100-184-025-01	61201 QUINNESEC RD	05/19/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$112,900	58.65	\$219,809	\$67,500	\$125,000	\$120,402	1.038	2,100	\$59.52	HPBL	35.0100	2 STORY	\$67,500		DIAMOND LAKE	401 55	
118	14-100-186-011-00	61257 CASS RD	05/20/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,900	42.74	\$223,112	\$56,493	\$158,507	\$131,715	1.203	1,344	\$117.94	HPBL	18.4873	CONTEMPORARY	\$47,700		DIAMOND LAKE	401 45	
119	14-100-186-013-00	61259 CASS RD	03/30/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,100	44.41	\$336,418	\$31,982	\$288,018	\$240,661	1.197	2,012	\$143.15	HPBL	19.1506	2 STORY	\$22,500		DIAMOND LAKE	401 79	
Totals:				\$2,565,400			\$2,565,400	\$978,700		\$2,400,233		\$2,059,920	\$1,497,828			\$126.94		1.3014						
							Sale. Ratio =>	38.15					E.C.F. =>	1.375			Std. Deviation=>	0.325459						
							Std. Dev. =>	10.07					Ave. E.C.F. =>	1.388			Ave. Variance=>	27.7658	Coefficient of Var=>	20.00010059				