

C50FIT

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.		
41-02-09-426-001	16777 ALGOMA AVE NE	08/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$154,200	56.07	\$342,174	\$124,061	\$150,949	\$167,787	0.900	1,994	\$76.06	41070	99.9647	2 STORY		\$120,487		RESIDENTIAL ACREAGE	401	55		
41-02-32-326-008	13455 PINE ISLAND DR NE	09/27/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$49,400	44.91	\$123,792	\$41,055	\$69,945	\$75,215	0.917	1,770	\$38.95		#REF!	MOBILE HOME		\$41,055		RESIDENTIAL ACREAGE	401	43		
41-02-14-300-004	3598 EGNER ST NE	09/01/23	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$46,100	40.44	\$155,334	\$26,362	\$87,638	\$95,535	0.917	748	\$117.16	41070	56.3727	RANCH		\$26,362		RESIDENTIAL ACREAGE	401	80		
41-02-32-200-010	13871 LIME LAKE DR NE	06/12/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,800	43.00	\$66,002	\$24,424	\$35,576	\$37,798	0.941	924	\$38.50		#REF!	MOBILE HOME		\$24,424		RESIDENTIAL ACREAGE	401	38		
41-02-20-200-036	1382 DAIRY LN NE	02/13/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$106,500	40.94	\$290,083	\$67,275	\$197,725	\$206,304	0.958	1,512	\$130.77	MODB	#REF!	MODULAR		\$65,775		RESIDENTIAL ACREAGE	401	75		
41-02-32-376-009	13263 PINE ISLAND DR NE	05/16/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$271,600	45.65	\$835,796	\$278,184	\$316,816	\$328,265	0.965	3,277	\$96.68	41150	#REF!	RANCH		\$212,432	41-02-32-376-008, 41-02-32-376-007	RESIDENTIAL ACREAGE	401	64		
41-02-18-300-016	221 19 MILE RD NE	09/01/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,100	46.27	\$241,878	\$62,924	\$182,078	\$165,513	0.979	1,352	\$119.88	MODB	#REF!	MODULAR		\$48,979		RESIDENTIAL ACREAGE	401	68		
41-02-05-300-024	17300 STAL VIEW CT NE	10/02/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$90,200	40.18	\$240,893	\$49,449	\$175,051	\$177,263	0.986	1,620	\$106.06	MODB		98.7522	MODULAR		\$49,449		RESIDENTIAL ACREAGE	401	78	
41-02-24-300-013	14988 WHITE CREEK AVE NE	10/27/23	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$171,100	38.71	\$520,406	\$225,967	\$216,033	\$218,103	0.991	1,632	\$132.37	41070	#REF!	RANCH		\$211,768		RESIDENTIAL ACREAGE	401	68		
41-02-01-200-019	4589 22 MILE RD NE	09/29/24	\$235,000	LC	03-ARM'S LENGTH	\$235,000	\$121,300	51.62	\$281,815	\$70,014	\$155,886	\$166,001	1.000	1,456	\$107.13	59080		99.9905	RANCH		\$63,597		RESIDENTIAL ACREAGE	401	60	
41-02-04-300-012	1775 21 MILE RD NE	01/05/24	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$21,900	35.32	\$63,478	\$38,788	\$23,232	\$22,484	1.034	644	\$36.07		TR		103.4205	MOBILE HOME		\$38,788		RESIDENTIAL ACREAGE	401	35
41-02-06-100-040	100 22 MILE RD NE	11/09/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,200	44.40	\$307,231	\$121,069	\$178,931	\$172,372	1.038	1,456	\$122.89	MODB		103.8050	MODULAR		\$119,598		RESIDENTIAL ACREAGE	401	63	
41-02-31-100-010	13901 LONG LAKE DR NE	11/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$66,500	36.00	\$170,805	\$101,713	\$65,787	\$62,811	1.047	1,180	\$55.75		TR	#REF!	MOBILE HOME		\$101,713		RESIDENTIAL ACREAGE	401	49	
41-02-32-200-033	13960 PINE ISLAND DR NE	08/14/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$66,300	39.60	\$172,229	\$53,548	\$166,452	\$159,797	1.042	1,120	\$146.62	MODB	#REF!	MODULAR		\$38,768		RESIDENTIAL ACREAGE	401	65		
41-02-19-400-013	15955 CEDAR SPRINGS AVE NE	10/31/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$99,600	57.91	\$199,284	\$77,274	\$94,726	\$90,378	1.048	1,470	\$64.44	41070		104.8112	RANCH		\$55,539		RESIDENTIAL ACREAGE	401	38	
41-02-24-100-037	15396 WHITE CREEK AVE NE	05/10/24	\$269,250	WD	03-ARM'S LENGTH	\$269,250	\$116,200	43.16	\$265,676	\$47,568	\$221,862	\$201,952	1.098	1,680	\$131.95	MODB	#REF!	MODULAR		\$44,714		RESIDENTIAL ACREAGE	401	61		
41-02-32-101-003	13910 OLIN LAKES DR NE	11/15/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,500	48.53	\$191,093	\$39,469	\$130,531	\$112,314	1.162	1,848	\$70.63	41150	#REF!	RANCH		\$38,920		RESIDENTIAL ACREAGE	401	53		
41-02-15-300-019	15730 ALGOMA AVE NE	07/19/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$233,100	50.13	\$497,386	\$94,861	\$370,139	\$316,949	1.168	2,408	\$153.71	MODA		116.7819	2 STORY		\$78,473		RESIDENTIAL ACREAGE	401	75	
41-02-17-400-020	15955 TRENTON AVE NE	07/31/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$269,900	52.71	\$611,372	\$137,963	\$412,037	\$350,673	1.175	2,156	\$191.11	41150	#REF!	RANCH		\$137,963		RESIDENTIAL ACREAGE	401	86		
41-02-30-200-017	409 SOLON ST NE	11/16/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$70,400	64.00	\$118,312	\$48,189	\$60,811	\$51,202	1.188	816	\$74.52	41150	#REF!	RANCH		\$38,768		RESIDENTIAL ACREAGE	401	30		
41-02-32-100-027	13871 PINE ISLAND DR NE	04/22/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,200	23.59	\$137,696	\$47,214	\$97,796	\$82,258	1.189	880	\$111.12	TR	#REF!	MOBILE HOME		\$47,214		RESIDENTIAL ACREAGE	401	69		
41-02-14-100-030	3383 EGNER ST NE	08/09/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$66,000	40.24	\$179,132	\$49,058	\$114,942	\$96,351	1.193	1,068	\$107.83	41070	#REF!	119.2949	RANCH		\$48,509		RESIDENTIAL ACREAGE	401	60	
41-02-32-303-004	913 OLIN MEADOWS DRIVE	01/19/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,500	42.71	\$385,461	\$48,000	\$302,000	\$249,971	1.208	1,680	\$178.76	41150	#REF!	RANCH		\$48,000		OLIN MEADOWS SITE CONDO	401	82		
41-02-11-300-015	3570 20 MILE RD NE	12/16/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$251,800	50.36	\$539,534	\$129,532	\$370,468	\$303,705	1.220	1,450	\$255.50	41070	#REF!	121.9828	RANCH		\$75,836		RESIDENTIAL ACREAGE	401	85	
41-02-33-400-024	13341 ALGOMA AVE NE	07/28/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,900	32.68	\$234,419	\$79,284	\$140,718	\$114,915	1.225	1,350	\$104.23	41070	#REF!	1.1/2 STORY		\$57,917		RESIDENTIAL ACREAGE	401	60		
41-02-22-300-041	15108 ALGOMA AVE NE	09/16/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$158,700	38.24	\$449,498	\$84,289	\$350,711	\$285,340	1.229	1,332	\$263.30	41070	#REF!	1.1/2 STORY		\$59,318		RESIDENTIAL ACREAGE	401	76		
41-02-14-300-021	3470 EGNER ST NE	08/09/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$183,400	40.76	\$478,090	\$100,754	\$349,246	\$278,027	1.256	1,807	\$217.33	41070	#REF!	125.6160	RANCH		\$75,341		RESIDENTIAL ACREAGE	401	84	
41-02-32-301-013	13480 OLIN LAKES DR NE	04/21/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$75,900	38.92	\$201,854	\$43,701	\$151,299	\$117,150	1.291	936	\$161.64	41150	#REF!	RANCH		\$41,207		RESIDENTIAL ACREAGE	401	77		
41-02-32-326-004	13411 PINE ISLAND DR NE	06/09/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$130,500	32.63	\$406,349	\$113,796	\$286,204	\$216,706	1.321	1,095	\$261.37	41150	#REF!	RANCH		\$113,796		RESIDENTIAL ACREAGE	401	77		
41-02-22-300-047	2804 WIERSMA ST NE	08/23/24	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$166,000	36.84	\$396,726	\$131,680	\$324,320	\$245,413	1.322	1,372	\$236.38	MODB		138.5544	MODULAR		\$130,680		RESIDENTIAL ACREAGE	401	95	
41-02-11-300-013	3600 20 MILE RD NE	08/20/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$177,400	42.75	\$421,487	\$88,306	\$326,694	\$246,801	1.324	1,300	\$251.30	41070	#REF!	132.3716	RANCH		\$87,556		RESIDENTIAL ACREAGE	401	80	
41-02-04-200-023	2176 ARROW DR NE	05/22/24	\$603,700	WD	03-ARM'S LENGTH	\$603,700	\$282,900	46.86	\$608,324	\$148,021	\$455,679	\$340,965	1.336	2,184	\$206.64	41070	#REF!	133.6438	1 1/2 STORY		\$145,976		RESIDENTIAL ACREAGE	401	82	
41-02-06-390-002	17272 MCPHAIL AVE NE	08/23/24	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$131,800	41.51	\$330,186	\$98,637	\$218,863	\$163,063	1.342	1,102	\$198.61	41070	#REF!	134.2202	BI-LEVEL		\$78,408		RESIDENTIAL ACREAGE	401	65	
41-02-23-200-047	3867 WIERSMA ST NE	08/24/23	\$244,999	WD	03-ARM'S LENGTH	\$244,999	\$77,100	31.47	\$207,580	\$59,270	\$185,729	\$137,324	1.352	1,080	\$171.97	MODB	#REF!	MODULAR		\$58,508		RESIDENTIAL ACREAGE	401	76		
41-02-26-100-014	3210 18 MILE RD NE	09/06/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$187,100	56.70	\$328,170	\$51,802	\$278,198	\$204,717	1.359	1,807	\$153.96	41070	#REF!	RANCH		\$51,802		RESIDENTIAL ACREAGE	401	53		
41-02-21-200-050	15455 ALGOMA AVE NE	10/23/24	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$175,700	43.12	\$403,064	\$80,881	\$326,609	\$236,647	1.369	1,970	\$165.79	41070	#REF!	138.8568	2 1/2 STORY		\$80,891		RESIDENTIAL ACREAGE	401	72	
41-02-16-400-046	15925 ALGOMA AVE NE	08/06/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$172,400	43.10	\$391,296	\$59,326	\$340,674	\$245,904	1.385	1,434	\$237.57	41070	#REF!	138.5396	1 1/2 STORY		\$52,272		RESIDENTIAL ACREAGE	401	74	
41-02-30-400-014	560 SOLON ST NE	06/02/23	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$130,800	33.12	\$396,311	\$63,719	\$331,182	\$238,958	1.386	2,016	\$164.28	41150	#REF!	1.1/2 STORY		\$55,212		RESIDENTIAL ACREAGE	401	74		
41-02-12-200-009	4655 GROSVENOR ST NE	05/17/24	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$146,800	32.80	\$429,283	\$80,685	\$373,315	\$288,152	1.392	1,996	\$187.03	41070	#REF!	139.2175	2 STORY		\$44,561		RESIDENTIAL ACREAGE	401	69	
41-02-32-401-007	13500 PINE ISLAND DR NE	10/22/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$155,400	41.44	\$364,631	\$71,491	\$303,509	\$217,141	1.398	1,284	\$240.12	41070	#REF!	RANCH		\$66,734		RESIDENTIAL ACREAGE	401	98		
41-02-18-300-029	43 CLEAR LAKE DR NE	09/06/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$183,000	38.53	\$459,627	\$85,550	\$389,450	\$277,094	1.405	1,789	\$217.69	41150	#REF!	140.5479	RANCH		\$75,550					

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ac. Sold	Sold Value	Acid/Adj. Sale	Cur. Appraisal	Land & Fcnl	Imp/Residual	Grass/Fcnl	E.C.F.	Floor Area	Sq Ft	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Label Table	Property Class
41-02-33-400-028	13341 ALGOMA AVE NE	07/08/23	\$236,000	WD	03-ARMS LENGTH	\$220,000	\$71,900	32.64	\$234,419	\$79,200	\$140,718	\$114,015	1.229	1,350	\$104.22	41070	#REF!	1 1/2 STORY	\$57,917		RESIDENTIAL ACREAGE	401
41-02-08-200-001	1662 SOLON ST NE	08/22/23	\$214,800	WD	03-ARMS LENGTH	\$214,800	\$65,750	30.57	\$168,054	\$18,888	\$188,014	\$128,966	1.878	784	\$237.83	41070	#REF!	1 1/2 STORY	\$14,972	41-02-08-200-026	RESIDENTIAL ACREAGE	400
41-02-08-100-037	480 22 MILE RD NE	10/11/23	\$355,000	WD	03-ARMS LENGTH	\$355,000	\$128,000	35.23	\$343,762	\$193,846	\$221,155	\$155,509	1.422	1,512	\$146.27	41070	#REF!	1 3/4 STORY	\$91,757		RESIDENTIAL ACREAGE	401
41-02-33-277-009	13880 POINTE NORTH CT NE	11/15/23	\$399,000	WD	03-ARMS LENGTH	\$399,000	\$140,200	40.31	\$381,778	\$64,959	\$334,931	\$290,340	1.142	1,935	\$173.09	41070	#REF!	1 1/2 STORY	\$62,000		POINTE NORTH SITE CONDO	401
41-02-04-259-025	2176 ARROW DR NE	05/22/24	\$600,700	WD	03-ARMS LENGTH	\$600,700	\$282,900	48.86	\$608,324	\$148,021	\$455,829	\$340,968	1.324	2,124	\$268.64	41070	#REF!	1 1/2 STORY	\$148,278		RESIDENTIAL ACREAGE	401
41-02-38-409-001	418 SOLON ST NE	07/18/24	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$56,900	30.76	\$184,988	\$38,111	\$145,480	\$73,963	1.972	716	\$264.04	41180	#REF!	1 1/4 STORY	\$38,786		RESIDENTIAL ACREAGE	401
41-02-31-428-024	760 STONECREST DR NE	07/24/24	\$319,000	WD	03-ARMS LENGTH	\$319,000	\$131,000	41.22	\$261,798	\$0	\$319,000	\$174,852	1.828	1,382	\$229.17	41070	#REF!	1 1/2 STORY	\$0		OLIN LAKE	401
41-02-16-400-046	15925 ALGOMA AVE NE	08/09/24	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$172,400	43.10	\$391,206	\$59,326	\$340,674	\$245,904	1.385	1,434	\$237.57	41070	#REF!	1 1/2 STORY	\$52,272		RESIDENTIAL ACREAGE	401
41-02-21-400-038	7138 19 MILE RD NE	08/13/24	\$387,000	WD	03-ARMS LENGTH	\$387,000	\$150,480	40.88	\$348,047	\$131,451	\$236,548	\$161,182	1.481	1,476	\$190.24	41070	#REF!	1 1/2 STORY	\$61,871		RESIDENTIAL ACREAGE	401
41-02-31-200-080	15845 ALGOMA AVE NE	10/23/24	\$307,000	WD	03-ARMS LENGTH	\$307,000	\$175,750	43.12	\$403,064	\$80,891	\$326,609	\$238,667	1.369	1,970	\$168.78	41070	#REF!	1 1/2 STORY	\$60,881		RESIDENTIAL ACREAGE	401
41-02-08-200-008	1212 21 MILE RD NE	12/23/24	\$592,000	WD	03-ARMS LENGTH	\$592,000	\$175,300	34.92	\$336,248	\$58,993	\$308,007	\$206,374	1.600	1,728	\$178.24	41070	#REF!	1 1/2 STORY	\$52,381		RESIDENTIAL ACREAGE	401
41-02-20-300-004	1000 SHERWIN ST NE	12/23/24	\$592,000	WD	03-ARMS LENGTH	\$592,000	\$175,300	34.92	\$336,248	\$58,993	\$308,007	\$206,374	1.600	1,728	\$178.24	41070	#REF!	1 3/4 STORY	\$148,104		RESIDENTIAL ACREAGE	401
Totals:			\$4,341,000			\$4,341,000	\$1,731,600		\$3,995,878	\$3,362,348	\$2,271,327	\$191.15					0.9388					
							Sale Ratio =>	39.43				E.C.F. =>	1.480			Std. Deviation=>	0.30827241					
							Std. Dev. =>	5.23				Ave. E.C.F. =>	1.850			Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

Old Farm house 1 1/4 - 1 1/2 - 1 3/4

