

MODA

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 Depr.
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	\$124,051	\$150,949	\$167,787	0.900	1,994	\$76.08	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	\$68,945	\$75,215	0.917	1,770	\$39.95	TRL	#REF!	MOBILE HOME		\$41,055		RESIDENTIAL ACREAGE	401	43
41-02-14-300-004	3598 EGNER ST NE	09/03/23	\$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	13671 LIME LAKE DR NE	08/12/24	\$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	TRL	#REF!	MOBILE HOME		\$24,424		RESIDENTIAL ACREAGE	401	36
41-02-20-200-036	1382 DAIRY LN NE	02/13/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$108,500	40.94	\$290,083	\$67,275	\$197,725	\$208,304	0.958	1,512	\$130.77	MODB	#REF!	MODULAR		\$65,775		RESIDENTIAL ACREAGE	401	75
41-02-32-376-009	13281 PINE ISLAND DR NE	05/16/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$271,600	45.65	\$635,796	\$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	08/01/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,100	46.27	\$241,678	\$62,824	\$162,076	\$185,513	0.979	1,352	\$118.86	MODB	#REF!	MODULAR		\$46,979		RESIDENTIAL ACREAGE	401	66
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	0.988	1,620	\$108.06	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	\$126,033	\$128,103	0.991	1,632	\$132.37	41070	#REF!	RANCH		\$211,769		RESIDENTIAL ACREAGE	401	68
41-02-01-200-019	4580 22 MILE RD NE	08/29/24	\$235,000	LC	03-ARM'S LENGTH	\$235,000	\$121,300	51.62	\$281,815	\$79,014	\$155,986	\$156,001	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	03/05/24	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$21,900	35.32	\$63,478	\$38,768	\$23,232	\$22,464	1.034	644	\$36.07	TRL	103.4205	MOBILE HOME		\$38,768		RESIDENTIAL ACREAGE	401	35
41-02-06-100-040	100 22 MILE RD NE	11/08/24	\$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	13801 LONG LAKE DR NE	11/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$68,500	31.14	\$226,129	\$53,548	\$166,452	\$159,797	1.042	1,120	\$148.62	MODB	#REF!	MODULAR		\$38,768		RESIDENTIAL ACREAGE	401	85
41-02-32-200-033	19000 PINE ISLAND DR NE	08/14/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$80,300	38.00	\$170,805	\$101,713	\$65,787	\$62,811	1.047	1,180	\$55.75	TRL	#REF!	MOBILE HOME		\$101,713		RESIDENTIAL ACREAGE	401	49
41-02-13-400-013	15955 CEDAR SPRINGS AVE NE	10/31/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$99,600	57.91	\$189,284	\$77,274	\$94,726	\$90,378	1.048	1,470	\$64.44	41070	104.8112	RANCH		\$55,539		RESIDENTIAL ACREAGE	401	39
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	\$221,682	\$201,952	1.098	1,680	\$131.95	MODB	#REF!	MODULAR		\$44,714		RESIDENTIAL ACREAGE	401	81
41-02-32-101-003	19910 OLIN LAKES DR NE	11/15/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,500	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	\$84,861	\$370,139	\$316,949	1.168	2,408	\$153.71	MODA	118.7819	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	\$289,900	52.71	\$611.372	\$137,963	\$429,807	\$350,673	1.175	2,156	\$191.11	41150	117.4968	RANCH		\$137,963		RESIDENTIAL ACREAGE	401	86
41-02-30-200-017	409 SOLON ST NE	11/18/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$70,400	64.00	\$118,312	\$49,189	\$60,811	\$51,202	1.168	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	\$97,786	\$82,256	1.169	880	\$111.12	TRL	#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	\$86,000	40.24	\$179,132	\$49,058	\$114,942	\$96,351	1.193	1,068	\$107.83	41070	119.2949	RANCH		\$46,509		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	\$365,461	\$46,000	\$302,000	\$249,971	1.208	1,680	\$179.76	41150	#REF!	RANCH		\$48,000		RESIDENTIAL ACREAGE	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	50.38	\$539,534	\$129,532	\$370,468	\$303,705	1.220	1,450	\$255.50	41070	121.9828	RANCH		\$75,636		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	\$140,716	\$114,915	1.225	1,350	\$104.23	41070	#REF!	1 1/2 STORY		\$57,017		RESIDENTIAL ACREAGE	401	60
41-02-22-300-041	15108 ALGOMA AVE NE	08/16/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$158,700	38.24	\$449,998	\$84,289	\$350,711	\$285,340	1.229	1,332	\$263.30	41070	122.9099	RANCH		\$58,318		RESIDENTIAL ACREAGE	401	76
41-02-14-300-021	3470 EGNER ST NE	06/08/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$183,400	40.76	\$476,090	\$100,754	\$349,246	\$278,027	1.256	1,607	\$217.33	41070	125.6160	RANCH		\$73,341		RESIDENTIAL ACREAGE	401	84
41-02-32-301-013	13460 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	\$406,348	\$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	2604 WIERSMA ST NE	08/23/24	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$168,000	36.84	\$396,726	\$131,680	\$264,320	\$245,413	1.322	1,372	\$236.38	MODB	138.5544	MODULAR		\$130,600		RESIDENTIAL ACREAGE	401	95
41-02-11-300-013	3600 20 MILE RD NE	06/20/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$177,400	42.75	\$421,467	\$88,306	\$326,694	\$246,801	1.324	1,300	\$251.30	41070	132.3716	RANCH		\$67,556		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	1.398	2,194	\$208.64	41070	133.8438	1 1/2 STORY		\$145,978		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	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	\$165,729	\$137,324	1.352	1,080	\$171.97	MODB	#REF!	MODULAR		\$58,508		RESIDENTIAL ACREAGE	401	75
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	\$193.96	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	\$80,891	\$328,609	\$238,647	1.369	1,970	\$165.79	41070	136.8558	RANCH		\$80,891		RESIDENTIAL ACREAGE	401	72
41-02-18-400-046	15925 ALGOMA AVE NE	08/08/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$172,400	43.10	\$391,296	\$59,326	\$340,674	\$245,904	1.365	1,434	\$237.57	41070	138.5396	1 1/2 STORY		\$52,272		RESIDENTIAL ACREAGE	401	74
41-02-30-400-014	560 SOLON ST NE	06/02/23	\$394,800	WD	03-ARM'S LENGTH	\$394,800	\$130,800	33.12	\$366,311	\$93,718	\$331,162	\$238,958	1.386	2,016	\$164.28	41150	#REF!	1 1/2 STORY		\$55,212		RESIDENTIAL ACREAGE	401	69
41-02-12-200-009	4655 GROSVENOR ST NE	05/17/24	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$148,900	32.80	\$429,283	\$80,685	\$373,315	\$268,152	1.392	1,996	\$187.03	41070	139.2175	2 STORY		\$44,561		RESIDENTIAL ACREAGE	401	96
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	\$303,508	\$217,141	1.398	1,264	\$240.12	41070	#REF!	RANCH		\$66,734		RESIDENTIAL ACREAGE	401	72
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	\$277,904	1.405	1,150	\$217.09	41150	#REF!	RANCH		\$75,550		RESIDENTIAL ACREAGE	401	76
41-02-06-100-037	480 22 MILE RD NE	10/11/23	\$355,000	WD																				