

## 2023 Sales Data Charlevoix Township, Charlevoix County

The 2023 sales data shows residential improved sales activity for reference purposes.

A 24-month sale study period for the 2023 property valuation was established by Charlevoix County Equalization and Michigan State Tax Commission. Verified sales from April 1, 2020, to March 31, 2022, were analyzed. Tax Day for the 2023 tax year is December 31, 2022. The following pages of sales analysis were used to determine the assessed values for the 2023 property tax assessment roll.

MCL 211.10g(d) requirements:

### **POLICY & PROCEDURE FOR PUBLIC INSPECTION & COPYING OF PUBLIC ASSESSOR RECORDS IN LIEU OF CUSTOMARY BUSINESS HOURS**

Requests for public inspection and copying of public records may be made verbally and in writing. If the request is for inspection of public records, the assessor and/or authorized individual will respond within 5 business days from the date of the request. The establishment of the date and time of the public inspection of the requested public records will be at the discretion of assessor. Inspection between the usual business hours of 9:AM and 5:00 PM, Monday through Friday unless a holiday, and unless mutually agreed to by the assessor and the requesting party. The place designated for the requested inspection shall be at the township hall. Any verbal or email requests will be replied no later than 5 business days.

Property Search & Mapping can be found at:

[https://www.charlevoixcounty.org/online\\_services/index.php](https://www.charlevoixcounty.org/online_services/index.php)

Property Record Card Information can be found at <https://bsaonline.com>

Select "Charlevoix Co Record Card Information" from Municipal Directory

For written requests:

Robert Englebrecht, Charlevoix Twp Assessor  
12491 Waller Rd  
Charlevoix, MI 49720

For verbal requests:

Robert Englebrecht, Charlevoix Twp Assessor  
Phone: (231) 883-4141

For email requests:

renglebrecht@gmail.com

Assessing records are officially retained at:

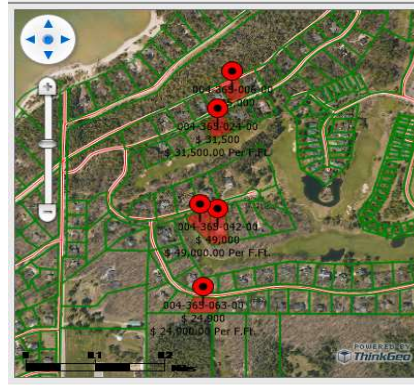
Charlevoix Twp Hall  
12491 Waller Rd  
Charlevoix, MI 49720

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Front Foot	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table
<b>CXN13 CHARX NORTH (acreage)</b>														
004-013-008-00	DE TARS CT	01/15/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000			19.00	19.00		\$4,474		CXN13 CHARX NORTH
004-024-010-50	WALLER RD	11/06/20	\$55,000	MLC	03-ARM'S LENGTH	\$55,000			3.04	3.04		\$18,092		CXN13 CHARX NORTH
004-024-010-45	WALLER RD	03/02/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000			2.12	2.12		\$18,868		CXN13 CHARX NORTH
<b>CXN13 CHARX NORTH</b>														
004-675-011-00	PINERIDGE DR	04/06/20	\$38,000	WD	03-ARM'S LENGTH	\$38,000	141.0	0.0	0.00	0.00	269.5035			CXN13 CHARX NORTH
004-460-001-20	OLD ORCHARD RD	12/16/19	\$26,000	WD	03-ARM'S LENGTH	\$26,000	120.0	0.0	0.00	0.00	216.6667			CXN13 CHARX NORTH
004-023-005-20	MOUNT MCSAUBA RD	06/15/21	\$49,900	WD	03-ARM'S LENGTH	\$49,900	140.0	150.0	0.48	0.48	356.4286	\$0		CXN13 CHARX NORTH
<b>CXN10 COUNTRY CLUB</b>														
004-365-008-00	NORTH COUNTRY CLUB DR PVT	03/29/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000								CXN10 COUNTRY CLUB
004-365-024-00	NORTH COUNTRY CLUB DR PVT	05/26/21	\$31,500	WD	03-ARM'S LENGTH	\$31,500								CXN10 COUNTRY CLUB
004-365-043-00	COUNTRY CLUB CT (PVT)	10/20/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000								CXN10 COUNTRY CLUB
004-365-049-00	COUNTRY CLUB DR (PVT)	09/10/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000								CXN10 COUNTRY CLUB
004-365-063-00	COUNTRY CLUB DR (PVT)	06/22/21	\$24,900	WD	03-ARM'S LENGTH	\$24,900								CXN10 COUNTRY CLUB
004-365-063-00	COUNTRY CLUB DR (PVT)	10/23/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000								CXN10 COUNTRY CLUB
			<b>Average</b>			<b>\$31,567</b>								
			<b>Median</b>			<b>\$30,750</b>								
			<b>Used</b>			<b>\$30,000</b>								
<b>CXN14 MCSAUBA AREA</b>														
004-563-001-00	MCSAUBA AVE	07/10/19	\$42,500	WD	03-ARM'S LENGTH	\$42,500	99.0				\$429			CXN14 MCSAUBA AREA
004-620-006-50	MERCER RD	11/05/20	\$22,500	WD	03-ARM'S LENGTH	\$22,500	100.0				\$225			CXN14 MCSAUBA AREA
004-620-006-50	MERCER RD	11/05/20	\$22,500	WD	03-ARM'S LENGTH	\$22,500	100.0				\$225			CXN14 MCSAUBA AREA
004-620-032-00	NORTH POINTE WOODS DR	08/13/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	100.0				\$420			CXN14 MCSAUBA AREA
004-620-033-00	NORTH POINTE WOODS DR	03/08/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	100.0				\$450			CXN14 MCSAUBA AREA
			<b>Average</b>								\$350			
			<b>Median</b>								\$420			
			<b>Used</b>								<b>\$550</b>			
<b>PINE LAKE CLUB-Docks</b>														
004-775-054-00	6044 PINE LAKE CLUB DR (PVT)	09/10/19	\$31,000	WD	03-ARM'S LENGTH	\$31,000	1.0	0.0	0.00	0.00	31000			PINE LAKE CLUB
004-775-064-00	6044 PINE LAKE CLUB DR (PVT)	08/02/19	\$35,000	WD	03-ARM'S LENGTH	\$35,000	1.0	0.0	0.00	0.00	35000			PINE LAKE CLUB
004-775-067-00	6044 PINE LAKE CLUB DR (PVT)	03/25/20	\$37,500	WD	03-ARM'S LENGTH	\$37,500	1.0	0.0	0.00	0.00	37500			PINE LAKE CLUB

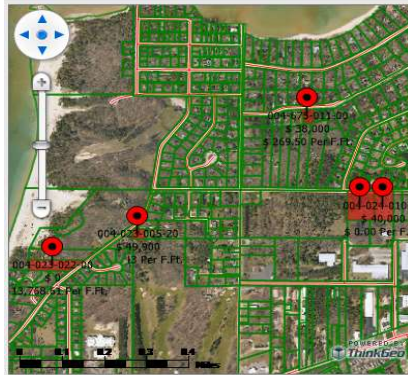
CXN14 MCSAUBA AREA



CXN10 COUNTRY CLUB



CXN13 CHARX NORTH



Final Conclusion:

Unit: 15 - CHARLEVOIX TOWNSHIP  
Rates/Values for Neighborhood CXN13.CXN13 CHARX NORTH, Last Edited: 12/14/2022

Frontage 'B':	Description: 'SOUTHWEST 550'	FF Rate: 550
	Standard Frontage: 0	Standard Depth: 0
Frontage 'C':	Description: 'NORTH 700'	FF Rate: 700
	Standard Frontage: 0	Standard Depth: 0
Frontage 'D':	Description: 'LK MICH VIEW'	FF Rate: 800
	Standard Frontage: 0	Standard Depth: 0

Sites:		
Site 'E':	Description: '30K SITE VALUE'	Value: 30,000
Site 'F':	Description: 'C/O CLUB SITE'	Value: 140,000

Rates for Rate Table 'CHARX NORTH', (Acres)

ROW	: 0
1 ACRE RATE	: 20,000
2-3 ACRE RATE	: 17,000
3.1-5 ACRE RATE	: 14,500
5.01-9.99 ACRE	: 8,200
>10 ACRE RATE	: 6,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Other Parcels in Sale	Land Table
<b>Applewood</b>								
004-110-007-00	APPLEWOOD DR (PVT)	04/02/19	\$12,000	MLC	03-ARM'S LENGTH	\$12,000		CXS12 CHARX SOUTH
004-110-015-00	7015 APPLEWOOD DR (PVT)	03/19/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000		CXS12 CHARX SOUTH
004-110-017-00	APPLEWOOD DR (PVT)	06/21/19	\$18,400	WD	03-ARM'S LENGTH	\$18,400		CXS12 CHARX SOUTH
004-110-018-00	APPLEWOOD DR (PVT)	07/22/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000		CXS12 CHARX SOUTH
004-110-026-00	APPLEWOOD DR (PVT)	07/03/19	\$14,938	WD	03-ARM'S LENGTH	\$14,938		CXS12 CHARX SOUTH
			<b>Average</b>			<b>\$17,133</b>		
			<b>Use</b>			<b>\$17,100</b>	<b>per lot</b>	

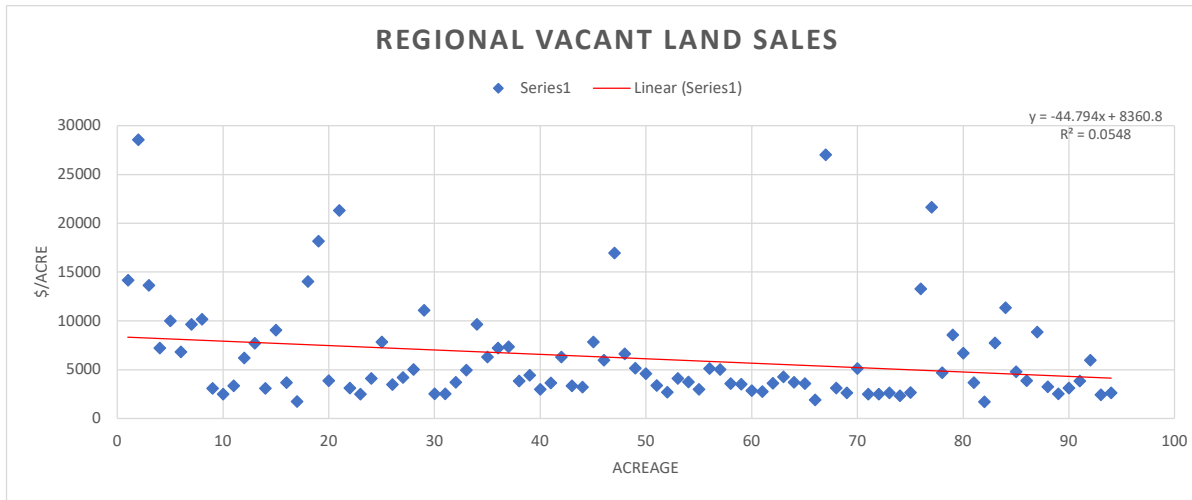


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Lots/Site	Dollars/Site	Other Parcels in Sale
004-780-009-00	WHIPPOORWILL LN (PVT)	04/22/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	1	\$20,000	
004-780-011-00	9173 WHIPPOORWILL LN (PVT)	09/30/20	\$24,000	WD	03-ARM'S LENGTH	\$24,000	1	\$24,000	
004-780-029-00	WEISLIK CT (PVT)	11/13/20	\$23,500	WD	03-ARM'S LENGTH	\$23,500	1	\$23,500	
004-780-050-00	WEISLIK CT (PVT)	10/21/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	1	\$26,000	
004-780-052-00	WEISLIK CT (PVT)	08/27/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	2	\$21,000	004-780-051-00
004-780-054-00	12558 WEISLIK CT (PVT)	11/14/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	1	\$30,000	
								Average	\$24,083
								Median	\$23,750
								<b>Used</b>	<b>\$24,000</b>

Sales not Used

004-780-046-00	WALLER RD	10/21/20	\$31,000	WD	03-ARM'S LENGTH	\$31,000	2	\$15,500	004-780-045-00
004-780-047-00	WALLER RD	09/17/19	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	2	\$14,000	004-780-048-00
004-780-019-00	WHIPPOORWILL LN (PVT)	09/15/20	\$57,500	WD	03-ARM'S LENGTH	\$57,500	3	\$19,167	004-780-035-00, 004-780-036-00





Value Conclusions:			
Number of Acres	2022 for 2023		
	Value	\$/AC	
1	20,000	20,000	
1.5	25,500	17,000	
2	30,000	15,000	
2.5	32,500	13,000	
3	34,500	11,500	
4	40,000	10,000	
5	41,250	8,250	
7	49,000	7,000	
10	57,500	5,750	
15	67,500	4,500	
20	75,000	3,750	
25	81,250	3,250	
30	93,000	3,100	
40	120,000	3,000	
50	150,000	3,000	
100	300,000	3,000	

Parcel Number	Address	Sale Date	Instrument	Liber/Page	Sale Price	Acres	Price/Acre	Prop Class	Confidential
001-008-005-50	SUMNER RD	9/10/2021	WD	1321/110	\$42,500	3.00	\$14,167	402	No
001-009-007-25	04754 CAMP DAGGETT RD	11/10/2021	WD	1327/202	\$99,900	3.50	\$28,543	402	No
001-119-013-60	05185 HORSESHOE TRL (PVT)	12/3/2021	WD	1330/254	\$30,000	2.20	\$13,636	402	No
001-120-006-25	08770 HORTON BAY RD N	2/25/2022	WD	1340/484	\$615,600	85.38	\$7,210	102	Yes
001-132-007-35	06416 HORTON BAY RD N	8/6/2021	WD	1314/671	\$98,000	9.80	\$10,000	402	No
001-132-014-00	06023 CAMP DAGGETT RD	8/20/2021	WD	1316/743	\$260,000	38.10	\$6,824	402	No
001-133-015-25	CAMP DAGGETT RD	5/28/2021	WD	1304/925	\$86,000	8.90	\$9,663	402	No
001-450-003-00	LEISURE LN	5/26/2021	WD	1304/205	\$12,200	1.20	\$10,167	402	No
002-003-003-20	03885 ROMANIAK RD	7/17/2020	WD	1264/364	\$58,000	18.79	\$3,086	402	No
002-007-009-10	DEER LAKE RD E	12/30/2020	WD	1286/728	\$150,000	59.74	\$2,511	402	No
002-007-013-10	00707 OLD DEER LAKE RD	12/30/2020	WD	1286/997	\$200,000	59.54	\$3,359	402	No
002-008-017-00	01155 DEER LAKE RD E	3/23/2021	WD	1296/869	\$60,000	9.70	\$6,186	402	No
002-008-018-30	01399 DEER LAKE RD E	8/25/2021	WD	1317/150	\$40,000	5.20	\$7,692	402	No
002-011-013-00	04200 SKOP RD	10/27/2020	WD	1279/377	\$32,000	10.40	\$3,077	402	No
002-018-007-70	CROZIER RD E	8/17/2021	WD	1316/952	\$95,000	10.50	\$9,048	402	No
002-030-004-80	04662 KORTHASE RD	12/16/2020	WD	1284/341	\$49,000	13.33	\$3,675	402	No
002-035-007-00	US-131 S	4/2/2021	WD	1298/225	\$80,000	46.60	\$1,717	402	No
002-415-032-00	BIG VALLEY TRL	10/15/2020	WD	1277/299	\$28,000	2.00	\$14,028	402	No
004-024-010-45	WALLER RD	3/2/2022	WD	1339/871	\$40,000	2.20	\$18,182	402	No
005-015-016-30	GRIZZLY LN (PVT)	12/28/2021	WD	1333/867	\$20,500	5.30	\$3,868	402	No
005-017-007-00	BOYNE CITY RD	8/2/2021	WD	1314/200	\$49,000	2.30	\$21,304	402	No
005-022-013-80	TIMBER RIDGE TRL (PVT)	12/3/2021	WD	1331/813	\$32,000	10.30	\$3,107	402	No
005-023-011-00	01975 CLUTE RD W	6/3/2020	WD	1259/99	\$25,000	10.00	\$2,500	402	No
005-023-024-10	WILDWOOD HARBOR RD	11/8/2021	WD	1327/67	\$82,190	20.05	\$4,099	402	No
005-036-005-00	01169 OLD M-75 LOOP	5/10/2021	WD	1303/645	\$18,000	2.30	\$7,826	402	No
006-031-011-30	ADVANCE RD N	6/17/2021	WD	1307/413	\$141,075	40.80	\$3,458	102	No
006-032-016-20	WILSON RD N	11/20/2020	WD	1282/819	\$155,000	36.94	\$4,196	402	No
006-109-001-35	04298 SANDERSON RD	9/20/2021	WD	1321/903	\$295,000	59.10	\$4,992	402	No
006-117-020-45	10816 FERRY RD	4/16/2021	WD	1300/40	\$31,000	2.80	\$11,071	402	No
006-118-015-00	FERRY RD	10/7/2020	WD	1274/809	\$75,000	29.70	\$2,525	402	No
006-118-015-25	FERRY RD	7/9/2021	WD	1310/496	\$75,000	29.70	\$2,525	402	Yes
006-120-001-60	02982 WASHINGTON ST	9/2/2020	WD	1286/603	\$55,500	14.94	\$3,715	402	No
006-123-010-30	LOOMIS RD	11/29/2021	WD	1329/741	\$99,900	20.20	\$4,946	402	No
006-135-003-00	BRACEY RD	8/30/2021	WD	1319/698	\$37,000	3.83	\$9,661	102	No

Parcel Number	Address	Sale Date	Instrument	Liber/Page	Sale Price	Acres	Price/Acre	Prop Class	Confidential
007-110-007-10	MAPLE GROVE RD	2/3/2022	WD	1337/19	\$260,000	41.39	\$6,282	102	No
007-110-023-30	SUNSET MEADOW DR (PVT)	3/18/2022	WD	1341/24	\$36,000	5.00	\$7,200	402	No
007-110-023-40	SUNSET MEADOW DR (PVT)	9/9/2021	WD	1319/354	\$36,000	4.90	\$7,347	402	No
007-110-023-60	SUNSET MEADOW DR (PVT)	1/31/2022	WD	1336/368	\$35,000	9.10	\$3,846	402	No
007-116-003-15	MAJOR DOUGLAS SLOAN RD	8/31/2021	WD	1318/543	\$61,500	13.90	\$4,424	402	No
007-116-009-10	SMITH RD	4/9/2021	WD	1299/785	\$90,000	30.00	\$3,000	402	No
007-119-011-10	BOYNE CITY RD	12/10/2021	WD	1331/936	\$145,000	40.00	\$3,625	402	Yes
007-120-006-10	BOYNE CITY RD	9/2/2021	WD	1318/55	\$125,000	19.90	\$6,281	402	Yes
007-121-004-10	SHRIGLEY RD	5/14/2021	WD	1304/441	\$170,000	51.10	\$3,327	402	Yes
007-124-008-00	06636 STOLT RD	8/30/2021	WD	1317/230	\$129,900	40.40	\$3,215	402	No
007-124-019-20	CHURCH RD	10/5/2021	WD	1322/203	\$54,000	6.90	\$7,826	402	No
007-124-019-40	06455 CHURCH RD	2/19/2021	WD	1292/534	\$29,900	5.00	\$5,980	402	No
007-125-003-00	NORTH HORTON CREEK RD	1/24/2022	WD	1335/136	\$69,500	4.10	\$16,951	402	No
007-134-017-50	MAPLE GROVE RD	10/2/2020	WD	1273/872	\$33,000	5.00	\$6,600	402	No
007-135-003-20	DALTON RD	1/31/2022	WD	1336/220	\$50,000	9.70	\$5,155	402	No
007-135-003-45	PINEHILL DR (PVT)	9/16/2021	WD	1319/597	\$46,000	10.01	\$4,595	402	No
009-004-012-00	OLD 31 S	12/10/2020	WD	1283/942	\$120,000	35.60	\$3,371	202	Yes
009-020-005-00	02824 SPAYDE RD	8/7/2020	WD	1266/441	\$42,000	15.60	\$2,692	402	No
009-022-004-65	14285 KLOOSTER RD	1/22/2021	WD	1288/799	\$30,000	7.30	\$4,110	402	No
009-022-004-75	14525 KLOOSTER RD	12/23/2020	WD	1287/315	\$29,900	8.01	\$3,733	402	No
009-024-029-00	12550 WILD MEADOW LANE W	8/11/2020	WD	1272/192	\$60,000	20.12	\$2,983	402	No
009-024-030-00	WILD MEADOW LN WEST (PVT)	7/12/2021	WD	1310/686	\$85,000	16.70	\$5,090	402	No
009-024-031-00	WILD MEADOW LN WEST (PVT)	6/25/2021	WD	1309/967	\$78,500	15.63	\$5,022	402	No
009-025-002-80	BLANCHARD RD	6/21/2021	MLC	1307/445	\$115,000	32.17	\$3,575	402	Yes
009-025-016-80	FOREST RIDGE TRL (PVT)	8/17/2020	WD	1267/827	\$35,000	10.05	\$3,483	402	No
009-027-007-55	BLACK RD	5/26/2021	WD	1304/410	\$57,300	20.03	\$2,861	102	No
010-004-027-65	05611 MAPLE HILL RD	1/29/2021	WD	1290/537	\$48,000	17.45	\$2,751	402	No
010-005-015-50	WEST PASTURE RD (PVT)	5/21/2021	WD	1304/236	\$110,000	30.50	\$3,607	402	No
010-006-031-10	NORTH SHORE DR	1/28/2021	WD	1289/475	\$25,000	5.90	\$4,237	402	No
010-010-008-75	SPRINGVALE RD	8/11/2020	LC	1286/621	\$20,000	5.38	\$3,715	102	No
010-011-008-10	EASTWOOD RD	10/14/2020	WD	1277/180	\$35,000	9.75	\$3,590	402	No
010-012-011-20	04380 PADGETT RD	3/12/2021	WD	1295/316	\$340,000	178.10	\$1,909	402	No
010-019-003-75	00050 SOUTH SHORE DR	2/12/2021	WD	1291/791	\$27,000	1.00	\$27,000	402	No
010-031-033-00	00279 ADDIS RD N	3/22/2022	WD	1346/994	\$60,000	19.20	\$3,125	402	No
010-036-016-00	ROMANIAK RD	2/3/2021	WD	1291/546	\$210,000	79.90	\$2,628	402	No

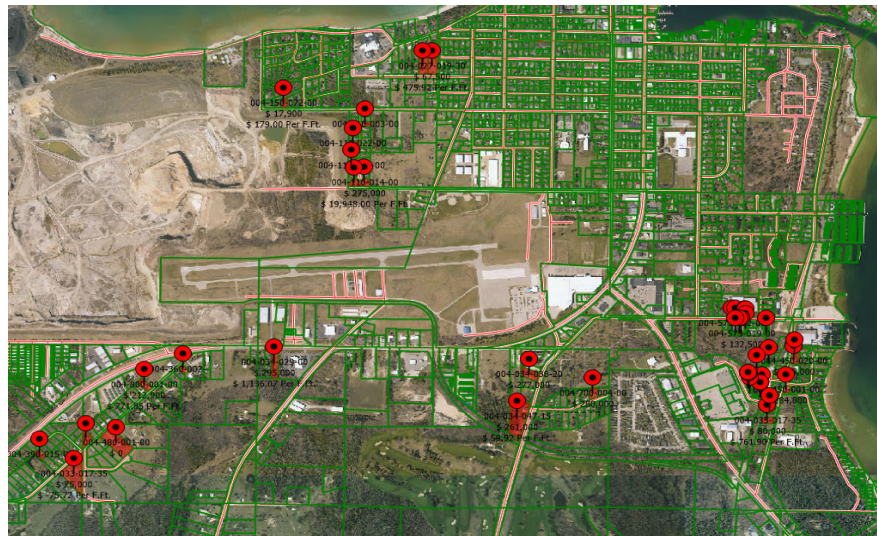


Parcel Number	Address	Sale Date	Instrument	Liber/Page	Sale Price	Acres	Price/Acre	Prop Class	Confidential
011-017-008-50	16820 FERRY RD	7/12/2021	WD	1313/32	\$249,000	48.53	\$5,131	102	No
011-018-006-75	FERRY RD	11/2/2021	WD	1326/480	\$130,000	52.00	\$2,500	102	No
011-018-007-20	FERRY RD	11/2/2021	WD	1326/480	\$130,000	52.00	\$2,500	102	No
011-018-008-40	03255 SPAYDE RD	12/6/2021	WD	1329/947	\$25,000	9.57	\$2,613	402	No
011-019-006-20	OLD ORCHARD TRL (PVT)	8/14/2020	WD	1267/240	\$165,000	70.97	\$2,325	402	No
011-136-010-50	00303 LIGHTHOUSE LN (PVT)	5/29/2020	WD	1260/176	\$65,000	24.58	\$2,645	402	No
015-001-027-75	00180 DIETZ RD W	9/28/2020	WD	1273/912	\$52,500	3.96	\$13,264	402	No
015-001-027-85	DIETZ RD W	2/25/2022	WD	1338/884	\$45,000	2.08	\$21,635	402	No
015-002-010-15	00849 PLEASANT VALLEY RD	7/2/2020	WD	1263/156	\$48,000	10.30	\$4,660	402	No
015-003-024-20	DEAN'S LN (PVT)	4/14/2021	WD	1299/465	\$42,000	4.90	\$8,571	402	No
015-007-007-30	05257 BEHLING RD	12/30/2021	WD	1333/342	\$75,000	11.25	\$6,667	402	No
015-010-013-00	WHEELER RD	9/10/2021	WD	1319/931	\$35,000	9.50	\$3,684	402	Yes
015-010-018-00	02021 BEHLING RD	9/20/2021	WD	1319/983	\$68,000	40.00	\$1,700	402	No
015-011-002-85	GOBBLER'S KNOB (PVT)	1/16/2021	MLC	1289/213	\$24,000	3.10	\$7,742	402	Yes
015-013-037-30	DEER MEADOWS CT	10/11/2021	WD	1325/264	\$34,000	3.00	\$11,333	402	No
015-014-001-25	PLEASANT VALLEY RD	4/30/2021	WD	1302/49	\$80,000	16.70	\$4,790	402	No
015-014-001-85	ZINK RD	1/13/2022	WD	1334/765	\$44,000	11.40	\$3,860	402	No
015-014-002-30	PLEASANT VALLEY RD	7/28/2021	WD	1313/633	\$46,000	5.20	\$8,846	402	No
015-022-026-30	BC/EJ RD	8/7/2020	WD	1270/90	\$69,900	21.53	\$3,247	402	No
015-023-001-35	DEER RIDGE RD (PVT)	9/18/2020	WD	1287/509	\$24,000	9.50	\$2,526	402	Yes
015-023-002-40	03329 DEER RIDGE RD (PVT)	1/27/2021	WD	1289/216	\$32,000	10.30	\$3,107	402	No
015-023-004-30	03057 DEER RIDGE RD (PVT)	10/16/2020	WD	1277/271	\$40,000	10.40	\$3,846	402	No
015-024-016-20	BC/EJ RD	9/9/2021	WD	1321/754	\$80,000	13.40	\$5,970	402	Yes
015-024-024-20	BC/EJ RD	2/22/2021	WD	1293/786	\$72,000	29.62	\$2,431	102	No
015-025-003-70	00111 WARNER CREEK TR (PVT)	8/13/2020	WD	1267/708	\$37,500	14.31	\$2,621	402	No

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Liber/Page	Other Parcels in Sale	Class	Rate Group 1	Rate Group 2	Rate Group 3	
<b>Vacant INTERIOR</b>																			
004-027-019-30	LAKE ST	07/16/21	\$67,500	WD	\$67,500	\$67,500	\$49,641	141.8	268.8	0.88	0.88	\$476	1310;702		402	INTERIOR			
004-027-019-40	UPRIGHT W ST	07/12/21	\$67,500	WD	\$67,500	\$67,500	\$49,672	141.9	268.8	0.88	0.88	\$476	1310;704		402	INTERIOR			
004-035-017-35	FERRY AVE	07/17/20	\$55,000	WD	\$55,000	\$55,000	\$46,250	105.0	197.0	0.48	0.48	\$524	1264;325		402	INTERIOR			
004-035-017-35	FERRY AVE	01/08/21	\$65,000	WD	\$65,000	\$65,000	\$46,250	105.0	197.0	0.48	0.48	\$619	1286;966		402	INTERIOR			
004-035-017-35	FERRY AVE	10/01/21	\$80,000	WD	\$80,000	\$80,000	\$46,250	105.0	197.0	0.48	0.48	\$762	1322;198		402	INTERIOR			
004-150-072-00	GARFIELD AVE W	10/12/20	\$17,900	WD	\$17,900	\$17,900	\$35,000	100.0	0.0	0.00	0.00	\$179	1275;500		402	INTERIOR			
												Average	\$506						
												Median	\$500						
												<b>Used</b>	<b>\$500</b>						
<b>Building Residual Method</b>																			
<b>SOUTH MAIN</b>																			
004-034-029-00	6630 US 31 S	09/10/21	\$295,000	WD	\$295,000	\$113,607	\$70,000	100.0	547.0	1.26	1.26	\$1,136	1319;631		401	SOUTH MAIN			
004-360-002-00	6462 OLD 31 S	03/11/22	\$149,000	WD	\$149,000	\$110,056	\$70,000	100.0	0.0	0.00	0.00	\$1,101	1340;87		401	SOUTH MAIN			
004-390-015-00	15631 ROSEHELEN LN (PVT)	11/29/21	\$185,000	WD	\$185,000	\$47,922	\$70,000	100.0	0.0	0.00	0.00	\$479	1328;854		401	SOUTH MAIN			
004-480-001-00	6294 OLD 31 S	12/29/21	\$306,900	WD	\$306,900	\$109,086	\$70,000	200.0	0.0	0.00	0.00	\$545	1332;999		401	SOUTH MAIN			
004-800-001-00	6417 OLD 31 S	06/15/21	\$212,900	WD	\$212,900	\$77,185	\$70,000	100.0	0.0	0.00	0.00	\$772	1307;117		401	SOUTH MAIN			
004-800-012-00	6255 OLD 31 S	07/22/21	\$195,000	WD	\$195,000	\$83,686	\$104,300	149.0	0.0	0.00	0.00	\$562	1312;718		401	SOUTH MAIN			
												Average	\$766						
												Median	\$667						
												<b>Used</b>	<b>\$700</b>						
<b>MARION CNTR</b>																			
004-034-038-20	6733 MARION CENTER RD	09/10/21	\$277,000	WD	\$277,000	\$121,452	\$83,190	141.0	250.0	0.81	0.81	\$861	1318;766		401	MARION CNTR			
004-034-047-15	6539 MARION CENTER RD	09/18/20	\$261,000	WD	\$261,000	\$37,075	\$58,000	618.8	281.6	4.00	4.00	\$60	1271;883		401	MARION CNTR			
004-700-004-00	14215 VERNIDA AVE	02/25/22	\$280,000	WD	\$280,000	\$111,255	\$77,290	131.0	166.1	0.50	0.50	\$849	1338;720		401	MARION CNTR			
												Average	\$590						
												Median	\$849						
												<b>Used</b>	<b>\$800</b>						

**Sales Not Used**

004-815-001-00	6491 FERRY AVE	08/24/21	\$370,000	WD	\$370,000	\$172,468	\$180,000	0.0	0.0	0.00	outh	#DIV/0!	1316;575		401	CONDO			
004-033-017-35	6190 OLD 31 S	08/19/20	\$75,000	WD	\$75,000	(\$25,216)	\$169,830	333.0	311.0	2.38	2.38	(\$76)	1268;827		401	BOULDER PRK			
004-800-012-00	6255 OLD 31 S	02/08/21	\$85,000	WD	\$85,000	(\$26,314)	\$104,300	149.0	0.0	0.00	0.00	(\$177)	1290;517		401	SOUTH MAIN			
004-450-021-00	6800 FERRY AVE	03/19/21	\$175,000	WD	\$175,000	(\$21,733)	\$35,000	100.0	0.0	0.00	0.00	(\$217)	1296;690		401	INTERIOR			
004-450-001-00	13855 LAKEVIEW CT	01/08/21	\$284,000	WD	\$284,000	\$55,985	\$29,750	85.0	0.0	0.00	0.00	\$659	1286;958		401	INTERIOR			
004-450-020-00	6730 FERRY AVE	06/01/20	\$235,000	WD	\$235,000	\$11,112	\$35,700	102.0	0.0	0.00	0.00	\$109			401	INTERIOR			



**Final Conclusion:**

Unit: 15 - CHARLEVOIX TOWNSHIP  
Rates/Values for Neighborhood CX5.10 CHARX SOUTH, Last Edited: 12/15/2022

Frontages:  
Frontage 'A': Description: 'INTERIOR' FF Rate: 500  
Standard Frontage: 0 Standard Depth: 0  
Frontage 'B': Description: 'MARION CNTR' FF Rate: 800  
Standard Frontage: 0 Standard Depth: 0  
Frontage 'C': Description: 'BOULDER PRK' FF Rate: 800  
Standard Frontage: 0 Standard Depth: 0  
Frontage 'D': Description: 'SOUTH MAIN' FF Rate: 700  
Standard Frontage: 0 Standard Depth: 0

Sites:  
Site 'E': Description: 'CONDO SITE 20K' Value: 20,000  
Site 'F': Description: 'BOATHOUSE CONDO' Value: 180,000  
Site 'G': Description: 'APPLEWOOD LOT' Value: 17,100

Rates for Rate Table 'CHARX SOUTH', (Acres)  
ROW : 0  
1 ACRE RATE : 20,000  
2-3 ACRE RATE : 17,000  
3.1-5 ACRE RATE: 14,500  
5.01-9.99 ACRE : 8,200  
>10 ACRE RATE : 6,500  
LARGE ACRE RATE: 3,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
<b>Pine Point -South</b>														
004-600-014-00	12730 COTTAGE AVE	07/03/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$68,077	\$20,400	60.0	\$1,135	R-CXP 1226/519			Pine Point -South
004-600-027-00	12297 COTTAGE AVE	02/18/21	\$220,098	WD	03-ARM'S LENGTH	\$220,098	\$63,937	\$21,000	60.0	\$1,066	R-CXP 1292/71			Pine Point -South
004-600-028-50	8238 CENTRAL AVE	07/15/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$51,514	\$18,550	53.0	\$972	R-CXP 1227/832			Pine Point -South
							\$183,528		173.0					
									Average	\$1,061 FF				
									Median	\$1,066 FF				
									<b>USED</b>	<b>\$1,000 FF</b>				
<b>Pine Point -Mid</b>														
004-600-037-10	2596 CENTRAL AVE	08/30/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$128,988	\$40,000	129.0	\$1,000	1232/314	004-600-037-20		Pine Point -Mid
004-652-013-00	8883 CENTRAL AVE	12/03/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$98,457	\$30,000	150.0	\$656	R-CXP 1282;352			Pine Point -Mid
004-656-008-00	8646 CENTRAL AVE	11/06/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$28,386	\$28,125	125.0	\$227	R-CXP 1278;801			Pine Point -Mid
004-657-001-00	12210 FERN PL	04/02/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$14,346	\$22,500	100.0	\$143	R-CXP 1218/417			Pine Point -Mid
004-657-005-00	12592 FERN PL	04/30/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$32,000	\$24,750	100.0	\$320	R-CXP 1301/188			Pine Point -Mid
							\$302,177		604.0					
									Average	\$500 FF				
									Median	\$320 FF				
									<b>USED</b>	<b>\$450 FF</b>				
<b>BC Road</b>														
004-651-012-20	12395 BOYNE CITY RD	03/23/21	CONFIDENTIAL	WD	03-ARM'S LENGTH					\$150-180/FF	1298/192			BC ROAD

**Sale Not Used**

004-653-008-00	8673 CENTRAL AVE	07/16/19	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$713	\$26,550	118.0	\$6	R-CXP 1227/997			Pine Point -South
004-656-014-00	12247 FERN PL	06/11/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,197	\$22,500	100.0	\$1,462	R-CXP 1306;903			Pine Point -South
004-600-019-00	12360 COTTAGE AVE	11/03/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$155,603	\$49,000	60.0	\$2,593	R-CXP 1278;822			Pine Point -South

Land Residual method was used since there was only one vacant sale occurring during the time period. The subdivision shows four distinct areas of valuation, near Boyne City Road, mid area and south area (close to lake Charlevoix). The fourth area is properties which have Lake Charlevoix frontage and those properties are being analyzed with a different n'hood. BC Road area only had the one vacant sale and that area was estimated based on listings and sales that occurred during the summer. Site value determination- see vacant sales analysis. After analysis the following values will be used for the 2023 assessment roll:

```

Unit: 15 - CHARLEVOIX TOWNSHIP
Rates/Values for Neighborhood CXN15.CXN15.PINE POINT, Last Edited: 12/14/2022

Frontages:
Frontage 'A': Description: 'BC ROAD 175'      *      FF Rate: 175
                Standard Frontage: 0          *      Standard Depth : 0
Frontage 'B': Description: 'MID 450'          *      FF Rate: 450
                Standard Frontage: 0          *      Standard Depth : 0
Frontage 'C': Description: 'SOUTH 1000'      *      FF Rate: 1000
                Standard Frontage: 0          *      Standard Depth : 0

Sites:
Site 'C':      Description: 'SITE'            *      Value: 30,000
    
```



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Frontage	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table	Comments	
<b>CCC38 COTTAGE POINT</b>																			
004-374-003-00	12161 COTTAGE LN (PVT)	06/04/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$25,553	1.0							1305/358			CCC38 COTTAGE POINT	
004-372-006-00	9491 COTTAGE POINTE DR (PVT)	11/05/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$33,396	1.0							1278/843			CCC38 COTTAGE POINT	
004-372-012-10	9488 COTTAGE POINTE DR (PVT)	09/30/21	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$41,000	1.0							1322/468			CCC38 COTTAGE POINT	
004-372-002-00	9541 COTTAGE POINTE DR (PVT)	08/14/20	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$74,652	1.0							1269/549			CCC38 COTTAGE POINT	
004-374-007-00	12129 COTTAGE LN (PVT)	11/12/21	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$101,950	1.0							1329/108			CCC38 COTTAGE POINT	
004-372-013-00	9506 COTTAGE POINTE DR (PVT)	11/12/21	\$464,000	WD	03-ARM'S LENGTH	\$464,000	\$115,637	1.0							1327/29			CCC38 COTTAGE POINT	
							<b>\$65,365</b>												
<b>CCC40 GREENS</b>																			
004-380-011-00	9456 STONEBROOK (PVT)	06/25/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$185,110	1.0				\$185,110			1309/699			CCC40 GREENS	
004-380-007-00	9494 STONEBROOK (PVT)	12/18/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$237,955	1.0				\$237,955			1332/15			CCC40 GREENS	
<b>CCC41 SUMMER HOUSE CONDO</b>																			
004-740-006-00	9545 SUMMERHOUSE DR (PVT)	11/11/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$9,215	1.0				\$9,215			1284/434			CCC41 SUMMER HOUSE CONDO	
004-740-009-00	9519 SUMMERHOUSE DR (PVT)	09/11/20	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$30,803	1.0				\$30,803			1272/9			CCC41 SUMMER HOUSE CONDO	
<b>CXN13 CHARX NORTH</b>																			
004-023-028-00	8094 MOUNT MCSAUBA RD	08/28/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$39,456	50.0	0.0	0.00	0.00	\$789			1269/956			CXN13 CHARX NORTH	
004-675-014-00	12774 PINERIDGE DR	06/12/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$43,116	155.0	0.0	0.00	0.00	\$278			PTA	004-780-007-00		CXN13 CHARX NORTH	
004-400-015-00	8321 CARSON AVE	09/28/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$63,484	100.0	0.0	0.00	0.00	\$635			1273/270			CXN13 CHARX NORTH	
004-400-004-00	8226 CARSON AVE	03/04/21	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$76,855	101.0	0.0	0.00	0.00	\$761			1293/743			CXN13 CHARX NORTH	
004-013-002-90	12580 PINERIDGE DR (PVT)	03/31/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$91,452	165.0	294.0	1.11	1.11	\$554			1297/376			CXN13 CHARX NORTH	
004-023-001-40	8945 MERCER RD	08/18/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$95,364	218.0	0.0	0.00	0.00	\$437			1316/64			CXN13 CHARX NORTH	
004-023-033-00	13817 DIVISION ST	06/01/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$110,857	172.0	264.0	1.04	1.04	\$645			1304/865			CXN13 CHARX NORTH	
004-350-033-00	12820 PA-BE-SHAN LN (PVT)	10/13/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$111,959	150.0	0.0	0.00	0.00	\$746			1323/52			CXN13 CHARX NORTH	
004-675-005-00	12819 PINERIDGE DR	05/14/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$114,771	150.0	0.0	0.00	0.00	\$765			1302/966			CXN13 CHARX NORTH	
004-750-002-00	12023 DE TARS CT	01/24/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$125,691	120.0	0.0	0.00	0.00	\$1,047			1335/134			CXN13 CHARX NORTH	
004-013-022-10	12580 PA-BE-SHAN LN	09/16/21	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$134,168	128.0	200.0	0.59	0.59	\$1,048			1319/975			CXN13 CHARX NORTH	
004-013-002-35	12688 PINERIDGE DR (PVT)	03/24/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$241,963	150.0	280.0	0.96	0.96	\$1,613			1341/991			CXN13 CHARX NORTH	
004-023-020-90	8521 MOUNT MCSAUBA RD	06/11/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$293,731	184.0	750.0	1.58	0.43	\$1,596			PTA	004-023-020-95		CXN13 CHARX NORTH	
							<b>\$840</b>												
<b>CXN14 MCSAUBA AREA-Cambell Ct</b>																			
004-620-038-00	9190 NORTH POINTE WOODS DR	07/24/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$30,087	1.0	0.0	0.00	0.00	\$30,087			1266/721			CXN14 MCSAUBA AREA	
004-620-047-00	13095 PD CAMPBELL CT	07/24/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$71,998	1.0	0.0	0.00	0.00	\$71,998			1264/782			CXN14 MCSAUBA AREA	
<b>CXN14 MCSAUBA AREA</b>																			
004-557-005-10	13052 CEDAR ST	10/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,930	66.0	0.0	0.00	0.00	\$1,590			1274/141			CXN14 MCSAUBA AREA	
004-562-009-00	9310 MCSAUBA AVE	08/31/20	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$122,897	99.0	0.0	0.00	0.00	\$1,241			1269/706			CXN14 MCSAUBA AREA	
004-561-013-00	13087 PLEASANT ST	07/14/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$127,859	132.0	0.0	0.00	0.00	\$969			1263/536			CXN14 MCSAUBA AREA	
004-557-019-00	9763 MERCER RD	05/04/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,774	132.0	0.0	0.00	0.00	\$1,226			1301/336			CXN14 MCSAUBA AREA	
							<b>\$1,256</b>												
<b>CXN15.PINE POINT</b>																			
004-656-008-00	8646 CENTRAL AVE	11/06/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$28,386	125.0	0.0	0.00	0.00	\$227			1278/801			CXN15.PINE POINT	
004-652-013-00	8883 CENTRAL AVE	12/03/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$98,457	150.0	0.0	0.00	0.00	\$656			1282/352			CXN15.PINE POINT	
004-656-014-00	12247 FERN PL	06/11/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,197	100.0	0.0	0.00	0.00	\$1,462			1306/903			CXN15.PINE POINT	
							<b>\$782</b>												
<b>CXS12 CHARX SOUTH</b>																			
004-034-029-00	6630 US 31 S	09/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$130,366	100.0	547.0	1.26	1.26	\$1,304			1319/631			CXS12 CHARX SOUTH	
004-034-038-20	6733 MARION CENTER RD	09/10/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$135,807	141.0	250.0	0.81	0.81	\$963			1318/766			CXS12 CHARX SOUTH	
004-360-002-00	6462 OLD 31 S	03/11/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$115,211	100.0	0.0	0.00	0.00	\$1,152			1340/87			CXS12 CHARX SOUTH	
004-450-001-00	13855 LAKEVIEW CT	01/08/21	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$77,026	85.0	0.0	0.00	0.00	\$906			1286/958			CXS12 CHARX SOUTH	
004-450-020-00	6730 FERRY AVE	06/01/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$31,741	102.0	0.0	0.00	0.00	\$311						CXS12 CHARX SOUTH	
004-480-001-00	6294 OLD 31 S	12/29/21	\$306,900	WD	03-ARM'S LENGTH	\$306,900	\$127,352	200.0	0.0	0.00	0.00	\$637			1332/999			CXS12 CHARX SOUTH	
004-700-004-00	14215 VERNIDA AVE	02/25/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,853	131.0	0.0	0.00	0.00	\$968			1338/720			CXS12 CHARX SOUTH	
004-800-001-00	6417 OLD 31 S	06/15/21	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$89,708	100.0	0.0	0.00	0.00	\$897			1307/117			CXS12 CHARX SOUTH	
004-800-012-00	6255 OLD 31 S	07/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,977	149.0	0.0	0.00	0.00	\$631			1312/718			CXS12 CHARX SOUTH	
							<b>\$863</b>												
<b>LKC LAKE CHARLEVOIX</b>																			
004-450-007-00	13472 LAKEVIEW CT	09/15/20	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$73,854	104.0	0.0	0.00	0.00	\$710			1271/257			LKC LAKE CHARLEVOIX	
004-600-003-60	12281 BEACH DR	06/21/21	\$1,201,600	WD	03-ARM'S LENGTH	\$1,201,600	\$892,043	60.0	0.0	0.00	0.00	\$14,867			1308/802			LKC LAKE CHARLEVOIX	
<b>LKM LAKE MICHIGAN</b>																			
004-300-001-00	12535 MEANDERLINE RD (PVT)	06/30/20	\$684,000	WD	03-ARM'S LENGTH	\$684,000	\$432,626	150.0	250.0	0.86	0.86	\$2,884			1262/355			LKM LAKE MICHIGAN	
004-300-010-00	12325 MEANDERLINE RD (PVT)	08/04/20	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$436,868	153.0	290.0	1.02	1.02	\$2,855			1268/118			LKM LAKE MICHIGAN	
004-250-002-00	12985 PA-BE-SHAN LN (PVT)	07/15/21	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$532,608	100.0	325.0	0.75	0.75	\$5,326			1310/741			LKM LAKE MICHIGAN	
004-013-002-55	12569 PA-BE-SHAN LN	06/19/20	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$818,407	150.0	0.0	0.00	0.00	\$5,456			1261/138			LKM LAKE MICHIGAN	
004-023-024-00	8263 MOUNT MCSAUBA RD	12/10/21	\$2,250,000	WD	03-ARM'S LENGTH	\$2,250,000	\$1,624,296	200.0	0.0	0.00	0.00	\$8,121			1330/896			LKM LAKE MICHIGAN	
							<b>\$4,929</b>												
<b>MYSTIC VILLAGE</b>																			
004-575-009-00	13456 STOVER RD	08/25/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$12,464								1289/284			MYSTIC VILLAGE	
004-575-008-00	13456 STOVER RD	04/20/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$13,795								1255/84			MYSTIC VILLAGE	
004-575-019-00	13456 STOVER RD	05/04/20	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$17,958											MYSTIC VILLAGE	
004-575-002-00	13456 STOVER RD	04/30/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$27,206								1255/789			MYSTIC VILLAGE	
004-575-022-00	13456 STOVER RD	06/03/21	\$156,258	WD	03-ARM'S LENGTH	\$156,258	\$41,716								1305/379			MYSTIC VILLAGE	
004-575-013-00	13456 STOVER RD	10/13/21	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$54,964								1322/975			MYSTIC VILLAGE	
004-575-020-00	13456 STOVER RD	10/12/21	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$63,215								1323/25			MYSTIC VILLAGE	
004-575-005-00	13456 STOVER RD	09/15/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$64,598								1319/133			MYSTIC VILLAGE	
							<b>\$36,990</b>												

**PINE LAKE CLUB**

004-775-024-00	6040 PINE LAKE CLUB DR (PVT)	10/13/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$185,889	1.0					1323;105		PINE LAKE CLUB
004-775-041-00	6044 PINE LAKE CLUB DR (PVT)	07/26/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$367,004	2.0					1313;322	004-775-019-00	PINE LAKE CLUB

**STOVER CREEK**

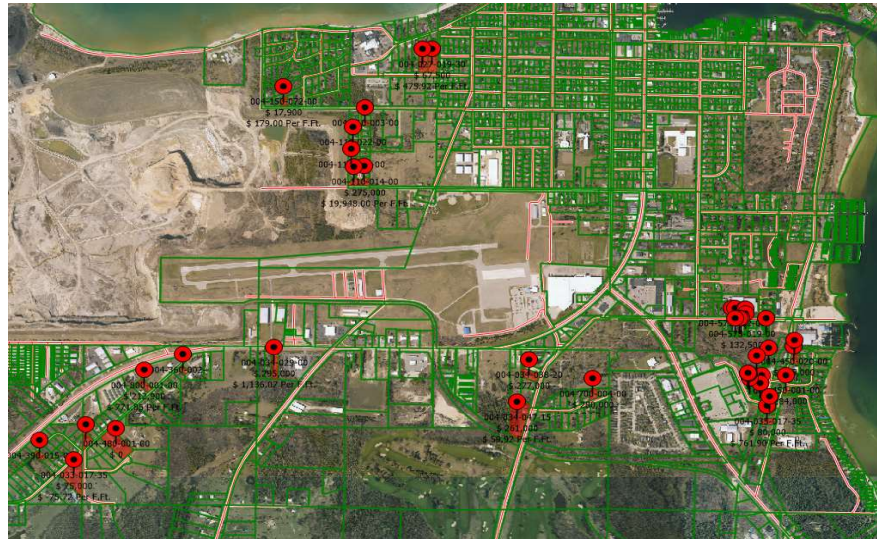
004-777-040-00	13615 STOVER CT (PVT)	03/05/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$7,758	1.0		\$7,758			1294/116		STOVER CREEK
004-777-001-00	13401 CREEKSIDE LN (PVT)	04/07/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$9,568	1.0		\$9,568			1253/650		STOVER CREEK
004-777-041-00	13615 STOVER CT (PVT)	09/24/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$18,774	1.0		\$18,774			1272/752		STOVER CREEK
004-777-017-00	13553 STOVER CT (PVT)	09/21/20	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$20,269	1.0		\$20,269			1272;350		STOVER CREEK
004-777-022-00	13585 STOVER CT (PVT)	03/02/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$31,080	1.0		\$31,080			1338;876		STOVER CREEK
004-777-039-00	13615 STOVER CT (PVT)	12/17/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$44,274	1.0		\$44,274			1331;659		STOVER CREEK

**\$21,954**

**Sales Not Used**

004-034-047-15	6539 MARION CENTER RD	09/18/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$57,758	0.0	0.0	4.00	4.00	#DIV/0!	\$14,440	\$0.33	1271/883	CXS12 CHARX SOUTH
004-815-001-00	6491 FERRY AVE	08/24/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,710	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	1316;575	CXS12 CHARX SOUTH
004-390-015-00	15631 ROSEHELEN LN (PVT)	11/29/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,573	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	1328;854	CXS12 CHARX SOUTH
004-735-011-00	13360 STOVER RD	03/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,249	1.0					\$40,249		1294/147	STOVER CREEK LANDING
004-553-017-00	13039 CEDAR ST	10/13/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$172,248	66.0	0.0	0.00	0.00	\$2,610			1322;895	CXN14 MCSAUBA AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Liber/Page	Other Parcels in Sale	Class	Rate Group 1	Rate Group 2	Rate Group 3	
<b>Vacant INTERIOR</b>																			
004-027-019-30	LAKE ST	07/16/21	\$67,500	WD	\$67,500	\$67,500	\$49,641	141.8	268.8	0.88	0.88	\$476	1310;702		402	INTERIOR			
004-027-019-40	UPRIGHT W ST	07/12/21	\$67,500	WD	\$67,500	\$67,500	\$49,672	141.9	268.8	0.88	0.88	\$476	1310;704		402	INTERIOR			
004-035-017-35	FERRY AVE	07/17/20	\$55,000	WD	\$55,000	\$55,000	\$46,250	105.0	197.0	0.48	0.48	\$524	1264;325		402	INTERIOR			
004-035-017-35	FERRY AVE	01/08/21	\$65,000	WD	\$65,000	\$65,000	\$46,250	105.0	197.0	0.48	0.48	\$619	1286;966		402	INTERIOR			
004-035-017-35	FERRY AVE	10/01/21	\$80,000	WD	\$80,000	\$80,000	\$46,250	105.0	197.0	0.48	0.48	\$762	1322;198		402	INTERIOR			
004-150-072-00	GARFIELD AVE W	10/12/20	\$17,900	WD	\$17,900	\$17,900	\$35,000	100.0	0.0	0.00	0.00	\$179	1275;500		402	INTERIOR			
												Average	\$506						
												Median	\$500						
												<b>Used</b>	<b>\$500</b>						
<b>Building Residual Method</b>																			
<b>SOUTH MAIN</b>																			
004-034-029-00	6630 US 31 S	09/10/21	\$295,000	WD	\$295,000	\$113,607	\$70,000	100.0	547.0	1.26	1.26	\$1,136	1319;631		401	SOUTH MAIN			
004-360-002-00	6462 OLD 31 S	03/11/22	\$149,000	WD	\$149,000	\$110,056	\$70,000	100.0	0.0	0.00	0.00	\$1,101	1340;87		401	SOUTH MAIN			
004-390-015-00	15631 ROSEHELEN LN (PVT)	11/29/21	\$185,000	WD	\$185,000	\$47,922	\$70,000	100.0	0.0	0.00	0.00	\$479	1328;854		401	SOUTH MAIN			
004-480-001-00	6294 OLD 31 S	12/29/21	\$306,900	WD	\$306,900	\$109,086	\$70,000	200.0	0.0	0.00	0.00	\$545	1332;999		401	SOUTH MAIN			
004-800-001-00	6417 OLD 31 S	06/15/21	\$212,900	WD	\$212,900	\$77,185	\$70,000	100.0	0.0	0.00	0.00	\$772	1307;117		401	SOUTH MAIN			
004-800-012-00	6255 OLD 31 S	07/22/21	\$195,000	WD	\$195,000	\$83,686	\$104,300	149.0	0.0	0.00	0.00	\$562	1312;718		401	SOUTH MAIN			
												Average	\$766						
												Median	\$667						
												<b>Used</b>	<b>\$700</b>						
<b>MARION CNTR</b>																			
004-034-038-20	6733 MARION CENTER RD	09/10/21	\$277,000	WD	\$277,000	\$121,452	\$83,190	141.0	250.0	0.81	0.81	\$861	1318;766		401	MARION CNTR			
004-034-047-15	6539 MARION CENTER RD	09/18/20	\$261,000	WD	\$261,000	\$37,075	\$58,000	618.8	281.6	4.00	4.00	\$60	1271;883		401	MARION CNTR			
004-700-004-00	14215 VERNIDA AVE	02/25/22	\$280,000	WD	\$280,000	\$111,255	\$77,290	131.0	166.1	0.50	0.50	\$849	1338;720		401	MARION CNTR			
												Average	\$590						
												Median	\$849						
												<b>Used</b>	<b>\$800</b>						
<b>Sales Not Used</b>																			
004-815-001-00	6491 FERRY AVE	08/24/21	\$370,000	WD	\$370,000	\$172,468	\$180,000	0.0	0.0	0.00	outh	#DIV/0!	1316;575		401	CONDO			
004-033-017-35	6190 OLD 31 S	08/19/20	\$75,000	WD	\$75,000	(\$25,216)	\$169,830	333.0	311.0	2.38	2.38	(\$76)	1268;827		401	BOULDER PRK			
004-800-012-00	6255 OLD 31 S	02/08/21	\$85,000	WD	\$85,000	(\$26,314)	\$104,300	149.0	0.0	0.00	0.00	(\$177)	1290;517		401	SOUTH MAIN			
004-450-021-00	6800 FERRY AVE	03/19/21	\$175,000	WD	\$175,000	(\$21,733)	\$35,000	100.0	0.0	0.00	0.00	(\$217)	1296;690		401	INTERIOR			
004-450-001-00	13855 LAKEVIEW CT	01/08/21	\$284,000	WD	\$284,000	\$55,985	\$29,750	85.0	0.0	0.00	0.00	\$659	1286;958		401	INTERIOR			
004-450-020-00	6730 FERRY AVE	06/01/20	\$235,000	WD	\$235,000	\$11,112	\$35,700	102.0	0.0	0.00	0.00	\$109			401	INTERIOR			



**Final Conclusion:**

Unit: 15 - CHARLEVOIX TOWNSHIP  
 Rates/Values for Neighborhood CX5.10 CHARX SOUTH, Last Edited: 12/15/2022

Frontages:  
 Frontage 'A': Description: 'INTERIOR' FF Rate: 500  
 Standard Frontage: 0 Standard Depth: 0  
 Frontage 'B': Description: 'MARION CNTR' FF Rate: 800  
 Standard Frontage: 0 Standard Depth: 0  
 Frontage 'C': Description: 'BOULDER PRK' FF Rate: 800  
 Standard Frontage: 0 Standard Depth: 0  
 Frontage 'D': Description: 'SOUTH MAIN' FF Rate: 700  
 Standard Frontage: 0 Standard Depth: 0

Sites:  
 Site 'E': Description: 'CONDO SITE 20K' Value: 20,000  
 Site 'F': Description: 'BOATHOUSE CONDO' Value: 180,000  
 Site 'G': Description: 'APPLEWOOD LOT' Value: 17,100

Rates for Rate Table 'CHARX SOUTH', (Acres)  
 ROW : 0  
 1 ACRE RATE : 20,000  
 2-3 ACRE RATE : 17,000  
 3.1-5 ACRE RATE : 14,500  
 5.01-9.99 ACRE : 8,200  
 >10 ACRE RATE : 6,500  
 LARGE ACRE RATE: 3,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Frontage	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table	Comments	
<b>CCC38 COTTAGE POINT</b>																			
004-374-003-00	12161 COTTAGE LN (PVT)	06/04/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$25,553		1.0						1305/358		CCC38 COTTAGE POINT		
004-372-006-00	9491 COTTAGE POINTE DR (PVT)	11/05/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$33,396		1.0						1278/843		CCC38 COTTAGE POINT		
004-372-012-10	9488 COTTAGE POINTE DR (PVT)	09/30/21	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$41,000		1.0						1322/468		CCC38 COTTAGE POINT		
004-372-002-00	9541 COTTAGE POINTE DR (PVT)	08/14/20	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$74,652		1.0						1269/549		CCC38 COTTAGE POINT		
004-374-007-00	12129 COTTAGE LN (PVT)	11/12/21	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$101,950		1.0						1329/108		CCC38 COTTAGE POINT		
004-372-013-00	9506 COTTAGE POINTE DR (PVT)	11/12/21	\$464,000	WD	03-ARM'S LENGTH	\$464,000	\$115,637		1.0						1327/29		CCC38 COTTAGE POINT		
<b>\$65,365</b>																			
<b>CCC40 GREENS</b>																			
004-380-011-00	9456 STONEBROOK (PVT)	06/25/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$185,110		1.0			\$185,110			1309/699		CCC40 GREENS		
004-380-007-00	9494 STONEBROOK (PVT)	12/18/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$237,955		1.0			\$237,955			1332/15		CCC40 GREENS		
<b>CCC41 SUMMER HOUSE CONDO</b>																			
004-740-006-00	9545 SUMMERHOUSE DR (PVT)	11/11/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$9,215		1.0			\$9,215			1284/434		CCC41 SUMMER HOUSE CONDO		
004-740-009-00	9519 SUMMERHOUSE DR (PVT)	09/11/20	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$30,803		1.0			\$30,803			1272/9		CCC41 SUMMER HOUSE CONDO		
<b>CXN13 CHARX NORTH</b>																			
004-023-028-00	8094 MOUNT MCSAUBA RD	08/28/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$39,456		50.0	0.0	0.00	0.00	\$789		1269/956		CXN13 CHARX NORTH		
004-675-014-00	12774 PINERIDGE DR	06/12/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$43,116		155.0	0.0	0.00	0.00	\$278		PTA	004-780-007-00	CXN13 CHARX NORTH		
004-400-015-00	8321 CARSON AVE	09/28/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$63,484		100.0	0.0	0.00	0.00	\$635		1273/270		CXN13 CHARX NORTH		
004-400-004-00	8226 CARSON AVE	03/04/21	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$76,855		101.0	0.0	0.00	0.00	\$761		1293/743		CXN13 CHARX NORTH		
004-013-002-90	12580 PINERIDGE DR (PVT)	03/31/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$91,452		165.0	294.0	1.11	1.11	\$554		1297/376		CXN13 CHARX NORTH		
004-023-001-40	8945 MERCER RD	08/18/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$95,364		218.0	0.0	0.00	0.00	\$437		1316/64		CXN13 CHARX NORTH		
004-023-033-00	13817 DIVISION ST	06/01/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$110,857		172.0	264.0	1.04	1.04	\$645		1304/865		CXN13 CHARX NORTH		
004-350-033-00	12820 PA-BE-SHAN LN (PVT)	10/13/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$111,959		150.0	0.0	0.00	0.00	\$746		1323/52		CXN13 CHARX NORTH		
004-675-005-00	12819 PINERIDGE DR	05/14/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$114,771		150.0	0.0	0.00	0.00	\$765		1302/966		CXN13 CHARX NORTH		
004-750-002-00	12023 DE TARS CT	01/24/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$125,691		120.0	0.0	0.00	0.00	\$1,047		1335/134		CXN13 CHARX NORTH		
004-013-022-10	12580 PA-BE-SHAN LN	09/16/21	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$134,168		128.0	200.0	0.59	0.59	\$1,048		1319/975		CXN13 CHARX NORTH		
004-013-002-35	12688 PINERIDGE DR (PVT)	03/24/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$241,963		150.0	280.0	0.96	0.96	\$1,613		1341/991		CXN13 CHARX NORTH		
004-023-020-90	8521 MOUNT MCSAUBA RD	06/11/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$293,731		184.0	750.0	1.58	0.43	\$1,596		PTA	004-023-020-95	CXN13 CHARX NORTH		
<b>\$840</b>																			
<b>CXN14 MCSAUBA AREA-Cambell Ct</b>																			
004-620-038-00	9190 NORTH POINTE WOODS DR	07/24/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$30,087		1.0	0.0	0.00	0.00	\$30,087		1266/721		CXN14 MCSAUBA AREA		
004-620-047-00	13095 PD CAMPBELL CT	07/24/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$71,998		1.0	0.0	0.00	0.00	\$71,998		1264/782		CXN14 MCSAUBA AREA		
<b>CXN14 MCSAUBA AREA</b>																			
004-557-005-10	13052 CEDAR ST	10/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,930		66.0	0.0	0.00	0.00	\$1,590		1274/141		CXN14 MCSAUBA AREA		
004-562-009-00	9310 MCSAUBA AVE	08/31/20	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$122,897		99.0	0.0	0.00	0.00	\$1,241		1269/706		CXN14 MCSAUBA AREA		
004-561-013-00	13087 PLEASANT ST	07/14/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$127,859		132.0	0.0	0.00	0.00	\$969		1263/536		CXN14 MCSAUBA AREA		
004-557-019-00	9763 MERCER RD	05/04/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,774		132.0	0.0	0.00	0.00	\$1,226		1301/336		CXN14 MCSAUBA AREA		
<b>\$1,256</b>																			
<b>CXN15.PINE POINT</b>																			
004-656-008-00	8646 CENTRAL AVE	11/06/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$28,386		125.0	0.0	0.00	0.00	\$227		1278/801		CXN15.PINE POINT		
004-652-013-00	8883 CENTRAL AVE	12/03/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$98,457		150.0	0.0	0.00	0.00	\$656		1282/352		CXN15.PINE POINT		
004-656-014-00	12247 FERN PL	06/11/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,197		100.0	0.0	0.00	0.00	\$1,462		1306/903		CXN15.PINE POINT		
<b>\$782</b>																			
<b>CXS12 CHARX SOUTH</b>																			
004-034-029-00	6630 US 31 S	09/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$130,366		100.0	547.0	1.26	1.26	\$1,304		1319/631		CXS12 CHARX SOUTH		
004-034-038-20	6733 MARION CENTER RD	09/10/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$135,807		141.0	250.0	0.81	0.81	\$963		1318/766		CXS12 CHARX SOUTH		
004-360-002-00	6462 OLD 31 S	03/11/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$115,211		100.0	0.0	0.00	0.00	\$1,152		1340/87		CXS12 CHARX SOUTH		
004-450-001-00	13855 LAKEVIEW CT	01/08/21	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$77,026		85.0	0.0	0.00	0.00	\$906		1286/958		CXS12 CHARX SOUTH		
004-450-020-00	6730 FERRY AVE	06/01/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$31,741		102.0	0.0	0.00	0.00	\$311				CXS12 CHARX SOUTH		
004-480-001-00	6294 OLD 31 S	12/29/21	\$306,900	WD	03-ARM'S LENGTH	\$306,900	\$127,352		200.0	0.0	0.00	0.00	\$637		1332/999		CXS12 CHARX SOUTH		
004-700-004-00	14215 VERNIDA AVE	02/25/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,853		131.0	0.0	0.00	0.00	\$968		1338/720		CXS12 CHARX SOUTH		
004-800-001-00	6417 OLD 31 S	06/15/21	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$89,708		100.0	0.0	0.00	0.00	\$897		1307/117		CXS12 CHARX SOUTH		
004-800-012-00	6255 OLD 31 S	07/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,977		149.0	0.0	0.00	0.00	\$631		1312/718		CXS12 CHARX SOUTH		
<b>\$863</b>																			
<b>LKC LAKE CHARLEVOIX</b>																			
004-450-007-00	13472 LAKEVIEW CT	09/15/20	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$73,854		104.0	0.0	0.00	0.00	\$710		1271/257		LKC LAKE CHARLEVOIX		
004-600-003-60	12281 BEACH DR	06/21/21	\$1,201,600	WD	03-ARM'S LENGTH	\$1,201,600	\$892,043		60.0	0.0	0.00	0.00	\$14,867		1308/802		LKC LAKE CHARLEVOIX		
<b>LKM LAKE MICHIGAN</b>																			
004-300-001-00	12535 MEANDERLINE RD (PVT)	06/30/20	\$684,000	WD	03-ARM'S LENGTH	\$684,000	\$432,626		150.0	250.0	0.86	0.86	\$2,884		1262/355		LKM LAKE MICHIGAN		
004-300-010-00	12325 MEANDERLINE RD (PVT)	08/04/20	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$436,868		153.0	290.0	1.02	1.02	\$2,855		1268/118		LKM LAKE MICHIGAN		
004-250-002-00	12985 PA-BE-SHAN LN (PVT)	07/15/21	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$532,608		100.0	325.0	0.75	0.75	\$5,326		1310/741		LKM LAKE MICHIGAN		
004-013-002-55	12569 PA-BE-SHAN LN	06/19/20	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$818,407		150.0	0.0	0.00	0.00	\$5,456		1261/138		LKM LAKE MICHIGAN		
004-023-024-00	8263 MOUNT MCSAUBA RD	12/10/21	\$2,250,000	WD	03-ARM'S LENGTH	\$2,250,000	\$1,624,296		200.0	0.0	0.00	0.00	\$8,121		1330/896		LKM LAKE MICHIGAN		
<b>\$4,929</b>																			
<b>MYSTIC VILLAGE</b>																			
004-575-009-00	13456 STOVER RD	08/25/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$12,464								1289/284		MYSTIC VILLAGE		
004-575-008-00	13456 STOVER RD	04/20/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$13,795								1255/84		MYSTIC VILLAGE		
004-575-019-00	13456 STOVER RD	05/04/20	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$17,958										MYSTIC VILLAGE		
004-575-002-00	13456 STOVER RD	04/30/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$27,206								1255/789		MYSTIC VILLAGE		
004-575-022-00	13456 STOVER RD	06/03/21	\$156,258	WD	03-ARM'S LENGTH	\$156,258	\$41,716								1305/379		MYSTIC VILLAGE		
004-575-013-00	13456 STOVER RD	10/13/21	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$54,964								1322/975		MYSTIC VILLAGE		
004-575-020-00	13456 STOVER RD	10/12/21	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$63,215								1323/25		MYSTIC VILLAGE		
004-575-005-00	13456 STOVER RD	09/15/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$64,598								1319/133		MYSTIC VILLAGE		
<b>\$36,990</b>																			
<b>PINE LAKE CLUB</b>																			
004-775-02																			

004-775-041-00	6044 PINE LAKE CLUB DR (PVT)	07/26/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$367,004	2.0					1313;322	004-775-019-00	PINE LAKE CLUB
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**STOVER CREEK**

004-777-040-00	13615 STOVER CT (PVT)	03/05/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$7,758	1.0			\$7,758		1294/116		STOVER CREEK
004-777-001-00	13401 CREEKSIDE LN (PVT)	04/07/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$9,568	1.0			\$9,568		1253/650		STOVER CREEK
004-777-041-00	13615 STOVER CT (PVT)	09/24/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$18,774	1.0			\$18,774		1272/752		STOVER CREEK
004-777-017-00	13553 STOVER CT (PVT)	09/21/20	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$20,269	1.0			\$20,269		1272/350		STOVER CREEK
004-777-022-00	13585 STOVER CT (PVT)	03/02/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$31,080	1.0			\$31,080		1338/876		STOVER CREEK
004-777-039-00	13615 STOVER CT (PVT)	12/17/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$44,274	1.0			\$44,274		1331/659		STOVER CREEK

**\$21,954**

**Sales Not Used**

004-034-047-15	6539 MARION CENTER RD	09/18/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$57,758	0.0	0.0	4.00	4.00	#DIV/0!	\$14,440	\$0.33	1271/883	CXS12 CHARX SOUTH
004-815-001-00	6491 FERRY AVE	08/24/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,710	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	1316/575	CXS12 CHARX SOUTH
004-390-015-00	15631 ROSEHELEN LN (PVT)	11/29/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,573	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	1328/854	CXS12 CHARX SOUTH
004-735-011-00	13360 STOVER RD	03/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,249	1.0				\$40,249			1294/147	STOVER CREEK LANDING
004-553-017-00	13039 CEDAR ST	10/13/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$172,248	66.0	0.0	0.00	0.00	\$2,610			1322/895	CXN14 MCSAUBA AREA



Land Value Analysis  
Northern Area  
Lake Michigan-Lake Charlevoix

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Liber/Page	Land Table	Comments
<b>CXN13 CHARX NORTH (North 700)</b>														
004-013-002-35	12688 PINERIDGE DR (PVT)	03/24/22	\$625,000	WD	\$625,000	\$526,965	\$203,035	150.0	280.0	0.96	\$1,354	1341:991	CXN13 CH NORTH 700	
004-013-002-90	12580 PINERIDGE DR (PVT)	03/31/21	\$425,000	WD	\$425,000	\$482,961	\$57,539	165.0	294.0	1.11	\$349	1297/376	CXN13 CH NORTH 700	
004-013-022-10	12580 PA-BE-SHAN LN	09/16/21	\$334,900	WD	\$334,900	\$317,195	\$107,305	128.0	200.0	0.59	\$838	1319:975	CXN13 CH NORTH 700	
004-350-033-00	12820 PA-BE-SHAN LN (PVT)	10/13/21	\$405,000	WD	\$405,000	\$427,837	\$82,163	150.0	0.0	0.00	\$548	1323:52	CXN13 CH NORTH 700	
004-675-005-00	12819 PINERIDGE DR	05/14/21	\$290,000	WD	\$290,000	\$298,051	\$96,949	150.0	0.0	0.00	\$646	1302/966	CXN13 CH NORTH 700	
											Average	\$747		
											Median	\$646		
											<b>Used</b>	<b>\$700</b>		
<b>CXN13 CHARX NORTH (Southwest 550)</b>														
004-023-033-00	13817 DIVISION ST	06/01/21	\$270,000	WD	\$270,000	\$290,668	\$73,932	172.0	264.0	1.04	\$430	1304/865	CXN13 CH SOUTHWEST 550	
004-400-004-00	8226 CARSON AVE	03/04/21	\$296,500	WD	\$296,500	\$297,542	\$54,508	101.0	0.0	0.00	\$540	1293/743	CXN13 CH SOUTHWEST 550	
004-400-015-00	8321 CARSON AVE	09/28/20	\$199,000	WD	\$199,000	\$199,920	\$50,080	100.0	0.0	0.00	\$501	1273/270	CXN13 CH SOUTHWEST 550	
004-750-002-00	12023 DE TARS CT	01/24/22	\$386,000	WD	\$386,000	\$352,762	\$99,238	120.0	0.0	0.00	\$827	1335:134	CXN13 CH SOUTHWEST 550	
											Average	\$574		
											Median	\$520		
											<b>Used</b>	<b>\$550</b>		
<b>Vacant</b>														
004-372-012-10	9488 COTTAGE POINTE DR (I	09/30/21	\$41,000	WD	\$41,000	\$30,000	\$41,000	1.0	0.0	0.00	\$41,000	1322:468	CXN10 COI SITE CONDO \$30K	
004-365-049-00	COUNTRY CLUB DR (PVT)	09/10/21	\$48,000	WD	\$48,000	\$30,000	\$48,000	1.0	0.0	0.00	\$48,000	1319:450	CXN10 COI SITE CONDO \$30K	
004-365-063-00		06/22/21	\$24,900											

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Liber/Page	Land Table	Comments
<b>LKC LAKE CHARLEVOIX-Regional vacant</b>														
006-675-001-10	07665 CEDAR LN (PVT)	9/14/2020	\$370,000	WD				86.0			\$4,303	1277/281		
006-325-014-10	11329 EVERGREEN LN (PVT)	8/27/2020	\$770,000	WD				256.1			\$3,007	1275/868		CONFIDENTIAL
006-536-014-00	PINE LAKE RD (PVT)	8/21/2020	\$420,000	WD				80.0			\$5,250	1271/300		
006-536-006-00	PINE LAKE RD (PVT)	8/10/2020	\$264,900	WD				80.0			\$3,311	1270/882		Low; needs site work
006-106-003-55	EVERGREEN LN (PVT)	7/23/2020	\$329,000	WD				100.3			\$3,280	1269/311		
005-200-028-00	Glenwood Beach	7/23/2020	\$260,000	WD				50.0			\$5,200	1268/168		good topography
			\$2,413,900					652.4			Aggregate	\$3,700		
											Ave	\$3,830		
											Median	\$3,311		
											<b>Used:</b>			
Unit: 16 - CHARLEVOIX TOWNSHIP Rates/Values for Neighborhood LKC.LKC LAKE CHARLEVOIX, Last Edited: 12/21/2018														
Frontage 'A': Description: '4200 FF' FF Rate: 4200 Standard Frontage: 0 Standard Depth: 0														
Frontage 'B': Description: '2250 FF' FF Rate: 2250 Standard Frontage: 0 Standard Depth: 0														
Frontage 'C': Description: '1200F' FF Rate: 1200 Standard Frontage: 0 Standard Depth: 0														
<b>LKM LAKE MICHIGAN</b>														
004-300-001-00	12535 MEANDERLINE RD (P)	06/30/20	\$684,000	WD	\$684,000	\$528,899	\$407,101	150.0	250.0	0.86	\$2,714	1262/355	LKM LAKE 2800 FRTG	
004-300-010-00	12325 MEANDERLINE RD (P)	08/04/20	\$620,000	WD	\$620,000	\$630,138	\$418,262	153.0	290.0	1.02	\$2,734	1268/118	LKM LAKE 2800 FRTG	
004-250-002-00	12985 PA-BE-SHAN LN (PVT)	07/15/21	\$699,000	WD	\$699,000	\$463,327	\$515,673	100.0	325.0	0.75	\$5,157	1310/741	LKM LAKE 2800 FRTG	
004-013-002-55	12569 PA-BE-SHAN LN	06/19/20	\$1,275,000	WD	\$1,275,000	\$838,818	\$772,182	150.0	0.0	0.00	\$5,148	1261/138	LKM LAKE 2800 FRTG	
004-023-024-00	8263 MOUNT MCSAUBA RD	12/10/21	\$2,250,000	WD	\$2,250,000	\$1,619,280	\$1,560,720	200.0	0.0	0.00	\$7,804	1330/896	LKM LAKE 3100 FRTG	
											Average	\$4,711		
											Median	\$5,148		
											<b>Used:</b>			
Frontage 'A': Description: '3100 FRTG' FF Rate: 3100 Standard Frontage: 0 Standard Depth: 0														
Frontage 'B': Description: '2800 FRTG' FF Rate: 2800 Standard Frontage: 0 Standard Depth: 0														
Frontage 'C': Description: '1250 FRTG' FF Rate: 1250 Standard Frontage: 0 Standard Depth: 0														
Frontage 'D': Description: '310 FRTG' FF Rate: 310 Standard Frontage: 0 Standard Depth: 0														
<b>LKM LAKE MICHIGAN (View)</b>														
004-023-020-90	8521 MOUNT MCSAUBA RD	06/11/21	\$710,000	WD	\$710,000	\$503,169	\$293,731	184.0	750.0	0.43	\$1,596		LKM LAKE MICHIGAN	
<b>LKC LAKE CHARLEVOIX-Land Residual</b>														
004-600-003-60	12281 BEACH DR	06/21/21	\$1,201,600	WD	\$1,201,600	\$476,043	\$860,557	60.0	0.0	0.00	\$14,343	1308/802	LKC LAKE C 2250 FF	

No vacant sales for Lake Michigan or Lake Charlevoix properties occurred in the township during the time period. Regional vacant was analyzed for Lake Charlevoix; Land residual method was used for Lake Michigan. Historical information and conversations with property valuation professionals were considered. Therefore the range of 2023 values depending on location and topography for the LKM & LKC areas for 2023 will be:  
 Lake Michigan: \$3100-\$310 per front foot  
 Lake Charlevoix: \$4200-\$1200 per front foot  
 Lake Michigan View: \$800 (estimated)



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale	Land Table
<b>R-CSA Charx South</b>														
004-800-012-00	6255 OLD 31 S	07/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$104,965	\$90,035	\$120,271	0.749	R-CSA FRAME			CXS10 CHARX SOUTH
004-390-015-00	15631 ROSEHELEN LN (PVT)	11/29/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,000	\$115,000	\$148,998	0.772	R-CSA FRAME			CXS10 CHARX SOUTH
004-034-047-15	6539 MARION CENTER RD	09/18/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$60,313	\$200,687	\$240,883	0.833	R-CSA FRAME			CXS10 CHARX SOUTH
004-815-001-00	6491 FERRY AVE	08/24/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$180,000	\$190,000	\$214,709	0.885	R-CSA CONDOMINIUM			CXS10 CHARX SOUTH
004-800-001-00	6417 OLD 31 S	06/15/21	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$70,000	\$142,900	\$147,516	0.969	R-CSA FRAME			CXS10 CHARX SOUTH
004-034-038-20	6733 MARION CENTER RD	09/10/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$112,800	\$164,200	\$169,074	0.971	R-CSA MULTI STORY			CXS10 CHARX SOUTH
004-480-001-00	6294 OLD 31 S	12/29/21	\$306,900	WD	03-ARM'S LENGTH	\$306,900	\$88,058	\$218,842	\$195,387	1.120	R-CSA FRAME			CXS10 CHARX SOUTH
004-034-029-00	6630 US 31 S	09/10/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$70,000	\$225,000	\$197,166	1.141	R-CSA FRAME			CXS10 CHARX SOUTH
004-700-004-00	14215 VERNIDA AVE	02/25/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$104,800	\$175,200	\$183,418	0.955	R-CSA FRAME			CXS10 CHARX SOUTH
004-360-002-00	6462 OLD 31 S	03/11/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$70,000	\$79,000	\$38,944	2.029	R-CSA			CXS10 CHARX SOUTH
								\$1,600,864	\$1,656,366	0.966				
									<b>Used</b>	<b>0.960</b>				
<b>Mystic Village</b>														
004-575-009-00	13456 STOVER RD	08/25/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$20,000	\$112,000	\$72,359	1.548	R-CSM FRAME			CXS10 CHARX SOUTH
004-575-008-00	13456 STOVER RD	04/20/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$20,000	\$104,000	\$66,703	1.559	R-CSM FRAME			CXS10 CHARX SOUTH
004-575-019-00	13456 STOVER RD	05/04/20	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$20,000	\$112,500	\$69,322	1.623	R-CSM FRAME			CXS10 CHARX SOUTH
004-575-002-00	13456 STOVER RD	04/30/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$20,000	\$119,000	\$67,672	1.758	R-CSM TOWNHOUSE			CXS10 CHARX SOUTH
004-575-022-00	13456 STOVER RD	06/03/21	\$156,258	WD	03-ARM'S LENGTH	\$156,258	\$20,000	\$136,258	\$69,322	1.966	R-CSM FRAME			CXS10 CHARX SOUTH
004-575-013-00	13456 STOVER RD	10/13/21	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$20,000	\$154,500	\$72,359	2.135	R-CSM FRAME			CXS10 CHARX SOUTH
004-575-020-00	13456 STOVER RD	10/12/21	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$20,000	\$148,500	\$67,732	2.330	R-CSM FRAME			CXS10 CHARX SOUTH
004-575-005-00	13456 STOVER RD	09/15/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$20,000	\$152,500	\$65,316	2.335	R-CSM TOWNHOUSE			CXS10 CHARX SOUTH
								\$1,039,258	\$546,784	1.901				
									<b>Used</b>	<b>1.900</b>				
<b>Applewood</b>														
004-110-003-00	7186 APPLEWOOD DR (PVT)	09/25/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$20,451	\$197,549	\$190,075	1.039	R-CSX FRAME			CXS10 CHARX SOUTH
004-110-022-00	7127 APPLEWOOD DR (PVT)	01/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$18,197	\$256,803	\$212,389	1.209	R-CSX FRAME			CXS10 CHARX SOUTH
004-110-014-00	7010 APPLEWOOD DR (PVT)	06/19/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$17,100	\$257,900	\$202,422	1.274	R-CSX MULTI STORY			CXS10 CHARX SOUTH
								\$712,252	\$604,887	1.177				
									<b>Used</b>	<b>1.170</b>				
<b>CVX-Charx South Residential</b>														
004-450-021-00	6800 FERRY AVE	03/19/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$53,407	\$121,593	\$175,751	0.692	R-CXR FRAME			CXS10 CHARX SOUTH
004-700-004-00	14215 VERNIDA AVE	02/25/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$104,800	\$175,200	\$183,418	0.955	R-CXR FRAME			CXS10 CHARX SOUTH
004-450-020-00	6730 FERRY AVE	06/01/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$56,548	\$178,452	\$198,491	0.899	R-CXR FRAME			CXS10 CHARX SOUTH
004-450-001-00	13855 LAKEVIEW CT	01/08/21	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$45,097	\$238,903	\$204,925	1.166	R-CXR FRAME			CXS10 CHARX SOUTH
								\$714,148	\$762,586	0.936				
									<b>Used</b>	<b>0.930</b>				
<b>775-Pine Lake Club</b>														
004-775-024-00	6040 PINE LAKE CLUB DR (PVT)	10/13/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$55,000	\$570,000	\$498,990	1.142	775 CONDOMINIUM			PINE LAKE CLUB
004-775-019-00	6040 PINE LAKE CLUB DR (PVT)	07/26/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$83,800	\$716,200	\$503,484	1.422	775 CONDOMINIUM	004-775-041-00		PINE LAKE CLUB
								\$1,286,200	\$1,002,474	1.283				
									<b>Used</b>	<b>1.160</b>				
<b>777-1 Stover Creek Landing</b>														
004-777-001-00	13401 CREEKSIDE LN (PVT)	04/07/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$20,000	\$149,000	\$148,863	1.001	777-1 CONDOMINIUM			CXS10 CHARX SOUTH
004-777-041-00	13615 STOVER CT (PVT)	09/24/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$20,000	\$162,500	\$152,868	1.063	777-1 CONDOMINIUM			CXS10 CHARX SOUTH
004-777-017-00	13553 STOVER CT (PVT)	09/21/20	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$20,000	\$154,900	\$144,376	1.073	777-1 CONDOMINIUM			CXS10 CHARX SOUTH
004-777-022-00	13585 STOVER CT (PVT)	03/02/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$20,000	\$185,000	\$162,375	1.139	777-1 CONDOMINIUM			CXS10 CHARX SOUTH
004-777-039-00	13615 STOVER CT (PVT)	12/17/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$20,000	\$188,000	\$152,868	1.230	777-1 CONDOMINIUM			CXS10 CHARX SOUTH
								\$839,400	\$761,350	1.103				
									<b>Used</b>	<b>1.280</b>				
<b>735 Stover Creek Landing</b>														
004-735-011-00	13360 STOVER RD	03/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$20,000	\$130,000	\$97,513	1.333	735 CONDOMINIUM			CXS10 CHARX SOUTH
									<b>Used</b>	<b>1.280</b>	<b>Estimated</b>			
<b>LKC Lake Charlevoix</b>														
004-450-007-00	13472 LAKEVIEW CT	09/15/20	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$239,395	\$1,310,605	\$1,227,943	1.067	LKC FRAME			LKC LAKE CHARLEVOIX
004-600-003-60	12281 BEACH DR	06/21/21	\$1,201,600	WD	03-ARM'S LENGTH	\$1,201,600	\$136,369	\$1,065,231	\$257,329	4.140	LKC MULTI STORY			LKC LAKE CHARLEVOIX
								\$2,375,836	\$1,485,272	1.600				
									<b>Used</b>	<b>1.490</b>	<b>Estimated</b>			

Summary====>	ECF Code	ECF Desc	Condo	Frame	Mobile Home
	R-CNC	R-CVX North Country Club	1.20	1.02	N/A
	R-CNL	R-CVX North Lot Value	N/A	1.05	0.67
	R-CNA	R-CVX North Area TWP	N/A	1.08	0.67
	R-CNM	R-CVX McSauba Area	N/A	1.04	0.67
	R-CVX	R-CVX Pine Point	N/A	1.26	0.67
	R-CSA	R-CVS Charx South	N/A	0.96	0.67
	R-CSX	R-CVS Charx South-Apple	N/A	1.17	0.67
	R-CXR	R-CVS Charx South Resider	N/A	0.93	0.67
	R-CSM	R-CVS Charx South-Mystic	N/A	1.90	0.67
	735	735.R-STOVER CREEK LAN	1.28	N/A	N/A
	775	775R.PINE LAKE CLUB	1.16	N/A	N/A
	777-1	STOVER CREEK VILLAS	1.10	N/A	N/A
	LKC	Lake Charlevoix Front	N/A	1.49	
	LKM	Lake Michigan Front	N/A	1.66	
		All Assesory Blgs	1.05		
					<b>Estimated</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
<b>RESIDENTIAL-Mobile/Modular</b>													
011-017-010-00	16266 FERRY RD	09/28/20	\$155,000	WD	\$155,000	\$210,629	\$120,000	\$35,000	\$85,407	0.410	400	MODULAR	
011-018-006-75	FERRY RD	11/01/21	\$130,000	WD	\$130,000	\$185,429	\$86,400	\$43,600	\$132,039	0.330	400	MODULAR	011-018-007-20
011-030-001-10	1700 BARNARD RD	10/26/21	\$185,000	WD	\$185,000	\$229,106	\$70,025	\$114,975	\$150,607	0.763	400	MODULAR	
011-124-012-15	18170 FACULAK RD	10/18/21	\$115,000	WD	\$115,000	\$150,665	\$40,885	\$74,115	\$102,694	0.722	400	MODULAR	
011-126-002-00	1231 NORWOOD RD	03/03/21	\$75,000	WD	\$75,000	\$146,466	\$32,000	\$43,000	\$107,078	0.402	400	MODULAR	
005-015-016-10	3334 OLD HORTON BAY RD	11/12/20	\$48,400	WD	\$48,400	\$48,400	\$43,178	\$5,222	\$17,067	0.306	8-NLE	MODULAR	
005-100-016-00	2640 BOYNE CITY RD	08/07/20	\$99,900	WD	\$99,900	\$99,900	\$34,540	\$65,360	\$53,292	1.226	8-NLE	MOBILE HOME	
005-017-032-00	3540 TERRACE RD	03/25/22	\$175,000	WD	\$175,000	\$175,000	\$13,760	\$161,240	\$128,490	1.255	8-NLE	MODULAR	
005-022-015-10	2202 CLUTE RD W	12/22/21	\$38,500	LC	\$38,500	\$38,500	\$17,000	\$21,500	\$60,066	0.358	8-NLE	MOBILE HOME	
								\$564,012	\$836,739	0.674			
										<b>Used:</b>	<b>0.670</b>		

NOTE: Charlevoix Township has 2 licensed mobile home parks, accessory improvements (decks, sheds, garages) located in those areas are classed as Buildings on Leased Land and will have and ECF of 1.05 (same as general township accessory building)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
004-225-003-00	6455 BELLS HARBOR DR (PVT)	07/27/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$8,000	\$44,000	\$15,300	2.876	225	
004-225-006-00	6455 BELLS HARBOR DR (PVT)	07/09/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$8,000	\$47,000	\$17,100	2.749	225	
004-225-020-00	6455 BELLS HARBOR DR (PVT)	09/30/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$8,000	\$32,000	\$17,100	1.871	225	
								\$123,000	\$49,499	2.485		
									<b>Used</b>	<b>2.480</b>		
004-230-013-00	15550 BELLS BAY RD	12/11/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$18,596	\$26,404	\$21,446	1.231	230	
004-240-004-00	6450 DANIELLE DR (PVT)	10/01/20	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$21,230	\$33,270	\$25,993	1.280	230	
								\$59,674	\$47,439	1.258		
									<b>Used</b>	<b>1.260</b>		

Sales Not Used

004-024-021-20	12905 US 31 N	03/25/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$119,000	\$781,000	\$250,434	3.119	201	004-024-021-10
004-240-076-00	6495 HILARY DR (PVT)	04/08/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$18,000	\$3,000	\$106,741	0.028	230	

Regional Accessory Buildings

Parcel Number	Street Address	Sale Date	Instr.	Liber/ Adj Sale \$	Land & Yard	Bldg. Residual	Cost Man. \$	ECF
002-377-003-10	01970 PENNY LN (PVT)	6/14/2021	WD	1308/t	\$125,000	\$24,000	\$101,000	\$97,456 1.036
002-377-005-10	01960 PENNY LN (PVT)	7/10/2020	WD	1264/t	\$109,900	\$24,000	\$85,900	\$91,638 0.937
002-377-015-10	01975 PENNY LN (PVT)	7/31/2020	WD	1266/t	\$114,900	\$24,000	\$90,900	\$99,622 0.912
002-377-017-00	01980 JENNY LN (PVT) 17	4/2/2021	WD	1297/t	\$114,900	\$24,000	\$90,900	\$97,615 0.931
002-377-019-00	01970 JENNY LN (PVT) 19	3/3/2021	WD	1294/t	\$62,900	\$12,000	\$50,900	\$49,759 1.023
002-377-020-00	01970 JENNY LN (PVT) 20	2/16/2021	WD	1291/t	\$62,900	\$12,000	\$50,900	\$49,759 1.023
002-377-022-00	01960 JENNY LN (PVT) 22	2/16/2021	WD	1291/t	\$114,900	\$24,000	\$90,900	\$105,167 0.864
002-377-023-00	01950 JENNY LN (PVT) 23	11/30/2021	WD	1329/t	\$125,000	\$24,000	\$101,000	\$95,622 1.056
002-377-025-50	01945 JENNY LN (PVT) 25	1/14/2022	WD	1334/t	\$190,000	\$24,000	\$166,000	\$126,883 1.308
002-377-027-00	01955 JENNY LN (PVT) 27	9/1/2021	WD	1317/t	\$114,900	\$24,000	\$90,900	\$95,622 0.951
002-377-029-00	01965 JENNY LN (PVT) 29	9/3/2021	WD	1318/t	\$114,900	\$24,000	\$90,900	\$125,018 0.727
002-377-031-00	01975 JENNY LN (PVT) 31	3/19/2021	WD	1296/t	\$125,000	\$24,000	\$101,000	\$95,622 1.056
002-395-007-00	01820 MVP DR (PVT) 7	4/30/2021	WD	1301/t	\$48,000	\$15,000	\$33,000	\$23,108 1.428
002-395-009-00	01830 MVP DR (PVT)	9/14/2021	WD	1321/t	\$45,000	\$15,000	\$30,000	\$24,032 1.248
007-465-008-00	11724 NORTH STAR DR N (PVT)	6/22/2021	WD	1308/t	\$66,000	\$19,000	\$47,000	\$32,600 1.442
007-465-009-00	11720 NORTH STAR DR N (PVT)	9/22/2020	WD	1272/t	\$60,000	\$19,000	\$41,000	\$36,083 1.136
007-465-010-00	11714 NORTH STAR DR N (PVT)	6/10/2021	WD	1306/t	\$80,500	\$19,000	\$61,500	\$45,449 1.353
007-465-011-00	11708 NORTH STAR DR N (PVT)	6/7/2021	WD	1306/t	\$82,000	\$19,000	\$63,000	\$45,449 1.386
007-465-013-00	11731 NORTH STAR DR C (PVT)	2/17/2022	WD	1337/t	\$74,000	\$19,000	\$55,000	\$33,933 1.621
								\$1,441,700 \$1,370,437 1.052
								<b>Used: 1.050</b>

Accessory buildings found in the township is priced as the Agricultural buildings occupancy in the CAMA system. Due to zoning requirements, a stand alone building must be accompanied by a dwelling. Therefore there are not any sales occurring in the township for these classified buildings. Standalone pole barn sales occurring during the time period along with regional sales were listed, labeled and analyzed. The regional sales hold more weight, an ECF of 1.05 will be used for all accessory buildings in Charlevoix Township.

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Liber/Page	Units	Land Impro	Fill Adj	Sale Residual	Confidential
<b>VACANT SALES</b>										
004-240-068-00	06415 HILARY DR (PVT)	9/15/2021	7500	WD	1319/126	03-ARM'S LENGTH	1	0	-10000	17500 No
004-240-018-00	06369 DANIELLE DR (PVT)	7/13/2021	7500	WD	1310/630	03-ARM'S LENGTH	1	0	-10000	17500 No
007-465-012-00	11702 NORTH STAR DR N (PVT)	4/9/2021	19000	WD	1298/903	03-ARM'S LENGTH	1	0	0	19000 No
004-240-076-00	06495 HILARY DR (PVT)	4/8/2021	21000	WD	1298/57	03-ARM'S LENGTH	1	0	0	21000 No
004-240-038-00	HILARY DR (PVT)	12/7/2020	9500	WD	1282/910	03-ARM'S LENGTH	1	0	-10000	19500 No
007-465-003-00	11719 NORTH STAR DR N (PVT)	9/9/2020	21000	WD	1270/798	03-ARM'S LENGTH	1	0	0	21000 No
004-240-075-00	06845 HILARY DR (PVT)	12/7/2020	7500	WD	1282/712	03-ARM'S LENGTH	1	0	-10000	17500 No
004-240-074-00	06475 HILARY DR (PVT)	6/11/2020		WD	1259/951	03-ARM'S LENGTH				Yes
004-240-072-00	06455 HILARY DR (PVT)	7/10/2020		WD	1264/776	03-ARM'S LENGTH				Yes
004-240-073-00	06465 HILARY DR (PVT)	6/16/2020		WD	1260/681	03-ARM'S LENGTH				Yes
									Average	18880
									Median	18900

**Used:**

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Unit: 15 - CHARLEVOIX TOWNSHIP
Rates/Values for Neighborhood 201BB.201 COMMERCIAL STORAGE, Last Edited: 12/14/2022
Sites:
Site 'A': Description: 'MINI SITE 8K ' Value: 8,000
Site 'B': Description: 'AVG SITE 12K ' Value: 12,000
Site 'C': Description: 'PREMIUM 18K ' Value: 18,000
Site 'D': Description: 'UND VA SITE 3K ' Value: 3,000
Site 'E': Description: 'DV VA SITE 6.5K' Value: 6,500
    
```

The immediate market area as well as the surrounding area has been researched for the most vacant land sales. This office has reviewed multiple listing databases, neighboring County Equalization files and discussed with other property valuation experts. The above chart of sales and listing surrounding the area is compiled. Therefore after analysis a range of \$6,500 - \$18,000 per site will be used for the 2023 assessment year.

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Liber/Page	Acres	FF	Blg Value	Land Residual	Price per FF	Confidential	Notes
<b>Vacant Sales</b>												
052-369-059-00	1108 BRIDGE ST	12/2/2020	\$82,500	WD	1281/962	0.36	132.00		\$0	\$82,500	\$625 No	vacant
004-034-008-25	06889 US 31 S	4/29/2021	\$125,000	WD	1300/929	1.29	200.00		\$0	\$125,000	\$625 No	vacant
										Average	\$625	
										Median	\$625	
<b>Blg Residual Sales</b>												
015-001-002-40	01249 M-75 S	3/8/2022		WD	1342/589	1.07	129.28	\$498,988		\$897	Yes	
051-301-005-00	1308 BOYNE AVE	11/16/2021	\$255,000	WD	1327/785	6.00	200.00	\$119,811	\$135,189	\$676	No	
004-034-019-10	06691 US 31 S	4/15/2021		WD	1299/64	0.00	159.00	\$302,412		\$174	Yes	
004-034-024-00	06822 US 31 S	6/1/2021		MLC	1304/604	2.43	200.00	\$194,036		\$1,280	Yes	
052-335-015-20	1414 BRIDGE ST	6/16/2021	\$497,500	WD	1306/969	1.03	148.39	\$221,131	\$276,369	\$1,862	No	
051-335-079-00	419 MAIN ST E	11/6/2020	\$189,900	WD	1279/158	0.23	67.00	\$134,543	\$55,357	\$826	No	
004-034-028-00	06684 US 31 S	8/10/2020		WD	1266/868	10.30	775.00	\$1,177,141		\$1,707	Yes	
004-024-012-00	12735 US 31 N	5/1/2020		MLC	1255/827	3.50	202.00	\$298,653		\$130	Yes	
										Average	\$944	
										Median	\$862	

**Summary:**

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Unit: 15 - CHARLEVOIX TOWNSHIP
Rates/Values for Neighborhood 201.201/301 CLASSED PROP, Last Edited: 12/16/2022

Frontages:
Frontage 'A': Description: 'MAIN HWY 700'      '      FF Rate: 700
                Standard Frontage: 0          Standard Depth : 0
Frontage 'B': Description: 'INTERIOR 300'      '      FF Rate: 300
                Standard Frontage: 0          Standard Depth : 0

Sites:
Site 'F':      Description: 'CVX COMMONS'      '      Value: 800,000
Site 'G':      Description: 'CVX SKY'          '      Value: 200,000

Rates for Rate Table '201/301 ACREAGE', (Acres)
< 1 ACRE      : 27,000
1 ACRE RATE   : 20,000
2-3 ACRE RATE : 17,000
> 3 ACRE RATE : 14,000
    
```

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Unit: 15 - CHARLEVOIX TOWNSHIP
Rates/Values for Neighborhood 201BB.201 COMMERCIAL STORAGE, Last Edited: 12/14/2022

Sites:
Site 'A':      Description: 'MINI SITE 8K'      '      Value: 8,000
Site 'B':      Description: 'AVG SITE 12K'      '      Value: 12,000
Site 'C':      Description: 'PREMIUM 18K'      '      Value: 18,000
Site 'D':      Description: 'UND VA SITE 3K'    '      Value: 3,000
Site 'E':      Description: 'DV VA SITE 6.5K'   '      Value: 6,500
    
```

**NOTE:** Acreage rates from general land value guide used from residential land value analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Land Table
<b>201/301 CLASSED PROP</b>													
004-024-012-00	12735 US 31 N	05/01/20	\$357,000	MLC	03-ARM'S LENGTH	\$357,000	\$60,000	\$297,000	\$443,937	0.669	201		201/301 CLASSED PROP
004-034-019-10	6691 US 31 S	04/15/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,276	\$172,724	\$374,731	0.461	201		201/301 CLASSED PROP
004-034-020-10	6725 US 31 S	07/20/20	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$402,500	\$242,500	\$911,620	0.266	201		201/301 CLASSED PROP
004-034-024-00	6822 US 31 S	06/01/21	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$143,760	\$306,240	\$139,907	2.189	201		201/301 CLASSED PROP
004-034-028-00	6684 US 31 S	08/10/20	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$417,375	\$2,082,625	\$1,931,121	1.078	201		201/301 CLASSED PROP
004-035-010-50	6585 M-66 N	09/30/20	\$807,000	WD	03-ARM'S LENGTH	\$807,000	\$105,000	\$702,000	\$1,144,003	0.614	201	004-700-001-10	201/301 CLASSED PROP
								\$3,803,089	\$4,945,320	0.769			
<b>201 COMMERCIAL STORAGE</b>													
004-225-003-00	6455 BELLS HARBOR DR (PVT)	07/27/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$8,000	\$44,000	\$15,300	2.876	225		201 COMMERCIAL STORAGE
004-225-006-00	6455 BELLS HARBOR DR (PVT)	07/09/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$8,000	\$47,000	\$17,100	2.749	225		201 COMMERCIAL STORAGE
004-225-020-00	6455 BELLS HARBOR DR (PVT)	09/30/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$8,000	\$32,000	\$17,100	1.871	225		201 COMMERCIAL STORAGE
								\$123,000	\$49,499	2.485			
<b>201 COMMERCIAL STORAGE</b>													
004-230-013-00	15550 BELLS BAY RD	12/11/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$18,596	\$26,404	\$21,446	1.231	230		201 COMMERCIAL STORAGE
004-240-004-00	6450 DANIELLE DR (PVT)	10/01/20	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$21,230	\$33,270	\$25,993	1.280	230		201 COMMERCIAL STORAGE
								<b>\$59,674</b>	<b>\$47,439</b>	<b>1.258</b>			
									<b>Used</b>	<b>1.260</b>			
<b>Sales Not Used</b>													
004-024-021-20	12905 US 31 N	03/25/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$119,000	\$781,000	\$250,434	3.119	201	004-024-021-10	201/301 CLASSED PROP
004-240-076-00	6495 HILARY DR (PVT)	04/08/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$18,000	\$3,000	\$106,741	0.028	230		201 COMMERCIAL STORAGE



**Industrial Sales in Northern Lower Michigan-**

<i>Location</i>	<i>Building Size (Sq. Ft.)</i>	<i>Sale Price</i>	<i>Sale Date</i>	<i>S. P. per Sq. Ft.</i>	<i>Comments</i>
4740 Skop Rd, Boyne Falls	45,712		Apr-22	\$15.31	Prviously saw mill- custom log home manufacturing-vacant-yr Blt 2004-CONFIDENTIAL
1254 Boyne Ave, Boyne City	82,532	\$1,500,000	Jul-22	\$18.17	Industrial Light Mfg-Class S Building-30 year EA-18' sidewalls
100 Harbor Dr, Chalrevoix	284,451		Jul-22	\$54.63	Industrial Light Mfg-Class S Building-30 year EA-18' sidewalls-Glass Façade-yr Blt 2001-CONFIDENTIAL
1850 Engel Ave, Gaylord	12,902	\$950,000	Dec-21	\$73.63	Industrial Light Mfg-Class S Building-Yr Blt 1999-18' sidewalls
1484 O'Rourke Blvd, Gaylord	10,358	\$840,000	Sep-22	\$81.10	Industrial Light Mfg-Yr Built 1982' 16' sidewalls
1785 O'Rouke Blvd, Gaylord	12,570	\$1,361,145	Apr-22	\$108.29	Transit Warehouse-Class S Blg-Yr Blt 2001-sale part of nationwide portfolio for \$126.37/sf
603 Bridge St, Elk Rapids	8,585	\$425,000	Mar-21	\$49.50	Occupancy change from LI to commercial storage-Class C-Yr Blt 1965-14' sidewalls
520 E Dresden St, Kalkaska	107,000	\$4,250,000	Apr-21	\$39.72	Occupancy change from LI to MJ -Class s-Yr Blt 1988-16' sidewalls
390 Riggs Dr. Cheboygan	24,000	\$335,000	03/20	\$13.96	Steel frame lt industrial, built 1987, 8.5% office, 18' eaves
Median of all Indicators \$49.50					
Average of all Indicators: \$50.48					

The immediate market area as well as the surrounding area has been researched for the most comparative industrial facilities. Little to no sales activity is noted. This office has reviewed multiple listing databases, neighboring County Equalization files and discussed with other property valuation experts. The above chart of sales and listing surrounding the area is compiled.

Although the industrial sales were listed, labeled, and analyzed, not much weight was considered on the analysis due to the fact most sales occurred in and around larger populations which experienced labor, better infrastructure, utilities, and access to skilled labor. Based on this information, and the availability of enough commercial sales in the area, my decision to arrive at a reliable ECF is to use the established commercial sales to weigh my decision on the improved commercial market. An established industrial ECF of .74 was used for the 2023 true cash value projections in Charlevoix Township.