2022 for 2023 LAKE CHARLEVOIX FRONTAGE

Parcel ID	CLASS	ADDRESS	SALE DATE	DOCUMEN	LIBER/PAG	TERMS	CONFIDEN	ADJ SALES	ACRES	EFFECTIVE	BUILDING	PRICE/FF	COMMENTS
STUDY PERIOD													
006-325-014-10	402	11329 EVERG	8/27/2020	WD	1270/882	03-ARM'S	Yes	770000	3.444	256.0967	0	3007	
006-106-003-55	402	EVERGREEN I	7/23/2020	WD	1266/505	19-MULTI	No	329000	3.167	100.29	0	3280	
006-536-006-00	402	PINE LAKE RD	8/10/2020	WD	1268/168	03-ARM'S	No	264900	1.1	80	0	3311	LOOKS SWAMPY BUT NOT WETLAND
006-675-001-10	402	07665 CEDAF	9/14/2020	WD	1271/300	03-ARM'S	No	370000	0	85.98	0	4303	
006-108-004-10	401	04850 SEQUA	10/23/2020	WD	1277/281	03-ARM'S	Yes	698000	1.4	159.49	-20000	4502	
006-536-014-00	402	PINE LAKE RD	8/21/2020	WD	1269/311	03-ARM'S	No	420000	0.6	80	0	5250	
005-200-028-00	402	03670 GLENV	8/3/2020	WD	1267/160	19-MULTI	No	260000	0.5	50	-7500	5350	COMMENTS/L1296 P171 AFF
007-003-019-60	402	08740 BOYNI	9/29/2020	WD	1275/868	03-ARM'S	No	1600000	8.5	262.01	47063	5927	
							AG MEAN	4711900		1073.867	19563	4,370	
			CONCLUSION: $4,400 per FF								**AVERAGE**	**4366**	2715
			Regional data was obtained and reviewed.					152			**MEDIAN**	**4403**	
			To be used for Hayes Township 2023 Value										
BEFORE STUDY PERIOD													
006-106-003-65	402	11690 EVERG	4/17/2019	WD	1220/600	32-SPLIT V.	No	329000	9.14	100.29	0	3280	
006-108-009-00	402	04882 SEQUA	5/22/2019	MLC	1224/237	03-ARM'S	Yes	440000	1.7	120.98	0	3637	100K DWN/340K FIN/5% INT
006-536-011-00	402	PINE LAKE RD	5/17/2019	WD	1222/634	03-ARM'S	Yes	580000	1.7	155.88	0	3721	NOT ASSESS AS SOLD 15K DWN
006-019-025-00	401	05515 BONN	10/10/2019	WD	1237/393	03-ARM'S	No	425000	0.4	112	0	3795	PRICE PER PTA
006-325-013-10	402	11305 EVERG	9/6/2019	WD	1232/634	03-ARM'S	No	787000	0	200	0	3935	NOT ASSESSED AS SOLD
006-545-004-00	401	11000 EVERG	8/16/2019	WD	1232/98	03-ARM'S	No	1700000	1.8	400.1	0	4249	
005-017-016-20	402	03420 BOYNI	4/17/2019	WD	1220/433	03-ARM'S	Yes	600000	2.2	140	0	4286	
051-113-005-00	402	139 MICHIGA	6/25/2019	WD	1225/736	03-ARM'S	No	425000	0.2	66	0	6439	CITY INFLUENCE
004-024-029-45	402	08625 RASPB	10/11/2019	WD	1239/68	03-ARM'S	Yes	1000000	0	155	0	6452	2020 $ FOUND AFT STUDY WAS RUN
005-200-005-50	402	03090 GLENV	9/13/2019	WD	1234/96	03-ARM'S	Yes	400000	0.2	57	0	7018	
005-500-005-00	401	03954 SPRIN	4/22/2019	WD	1220/662	03-ARM'S	Yes	400000	0.3	48.333	-10000	8483	
											AVERAGE	**5027**	1388
											MEDIAN	**4249**	