

2025 WEST BRANCH TWP AGRICULTURAL LAND VALUES

PARCEL NUMBER	SALE	TOTAL ACREAGE	TILLABLE	UNTIL	UNTIL VALUE	TIL VALUE	PRICE	ADJ. SALE	PER ACRE	ADJ	
AGRICULTURE							4-1-2021 THROUGH 3-31-2022				
015-025-009-00	Jan-23	SE	77	74	3	\$6,600	\$113,400	\$120,000	\$113,400	\$1,532	
003-005-014-80	Jun-22	SE	8.413	8.413	0	\$0	\$21,033	\$10,000	\$21,033	\$2,500	
AGRICULTURE							4-1-2023 THROUGH 3-31-2024				
015-008-001-30	Sep-23	SE	80	80	0	\$0	\$176,000	\$176,000	\$176,000	\$2,200	

AG IMPROVED SALE

PARCEL NUMBER	SALE	OTAL ACREAG	BUILDING VALUE	TILLABLE	UNTIL	UNTIL VALUE	TIL VALUE	SALE PRICE	ADJ. SALE	PER ACRE	ADJ
015-006-001-00	Aug-23	80.836	\$118,432	65.5	15.336	\$33,739	\$222,829	\$375,000	\$222,829	\$3,402	
		Total Acres		228			Total Adjusted Sale	\$533,261		Raw	2025
										2,340	\$2,300
								2025 Per Acre Rate			\$2,300

2025 WEST BRANCH TWP UNTILLABLE AG LAND VALUES

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	
EIGHTY ACRES			4-1-2022 THROUGH 3-31-2023				
011-030-003-00							
011-030-003-60	Apr-22	HOWER TO MUSSLEMAN	119.97	\$265,000	\$265,000	\$2,209	301 N MOREY RD
011-030-003-80							
007-029-013-00	Jun-22	SWERDLOW TO SWINEHART	79	\$200,000	\$200,000	\$2,532	N.W. CORNER OF MCGEE & SANBORN
010-078-002-00	Sep-22	ALDEN TO OZIEMSKI	79	\$145,000	\$145,000	\$1,835	E PHELPS ROAD

PARCEL NUMBER	SALE	SIZE	PRICE	ADJ. SALE	PER ACRE	ADJ	
EIGHTY ACRES			4-1-2023 THROUGH 3-31-2024				
010-067-006-00	Jun-23	TURNER TO GIDLEY	156	\$410,000	\$410,000	\$2,628	N 7 MILE & E MOORESTOWN

Acreage	Total Price	RAW	Per Acre
2025 Rate	433.97 \$1,020,000	\$2,350	\$2,300

West Branch's untillable Ag value is developed using recreational/residential 50+ vacant acreage sales. Typically the ground that isn't tilled on an Ag piece is similar to large recreational/residential acreage sales.

2025 WEST BRANCH TOWNSHIP AG ECF

Parcel Number	Street Address	County	Sale Date	Sale Price	Instr.	Terms of Sale
012-027-009-00	4720 VANDERMEULEN	Missaukee	22-Sep	\$ 384,000	WD	19-MULTI PARCEL A
013-025-005-50	10601 S GREEN	Missaukee	22-Apr	\$ 1,610,500	MLC	19-MULTI PARCEL A
015-006-001-00	5759 N 7 MILE	Missaukee	23-Aug	\$ 375,000	LC	03-ARM'S LENGTH
01 016 001 60 01 016 003 02	21539 22 MILE RD	Osceola	22-Jun	\$ 673,000		19-MULTI PARCEL A
06 035 014 10	18226 80TH AVE	Osceola	24-Mar	\$ 240,000		03-ARM'S LENGTH
07 016 012 20	47935 REMINGTON CT	Osceola	23-Dec	\$ 170,000		03-ARM'S LENGTH
07 021 001 40	10121 ALPINE DR	Osceola	23-Sep	\$ 175,000		
07 008 003 05	16254 230TH AVE	Osceola	22-Apr	\$ 273,000		03-ARM'S LENGTH
10 002 020 20	17181 10TH AVE	Osceola	23-Jul	\$ 145,000		03-ARM'S LENGTH
04 020 004 01 04 020 005 00	10851 W STRIEF RD	Osceola	22-Sep	\$ 1,400,000		31-Split Improved
10 010 009 00	16067 20TH AVE	Osceola	22-Nov	\$ 320,000		03-ARM'S LENGTH
Totals:				\$ 5,765,500		

West Branch Township is combining Ag sales from Osceola county with ours to develop an Ag ECF. Osceola County contains similar imprc more sales. Using Osceola sales our Ag ECF decreases 11.5% over last year. We believe an 11.5% decrease is more representative of our A
Director has review

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$ 384,000	\$ 180,400	\$ 47	\$ 385,416	\$ 382,274	\$ 1,726	\$ 3,001	0.575	012-027-011-00
\$ 1,610,500	\$ 889,300	\$ 55	\$ 2,002,607	\$ 911,699	\$ 698,801	\$ 971,423	0.719	013-025-009-00, 013-0
\$ 375,000	\$ 181,700	\$ 48	\$ 390,634	\$ 297,510	\$ 77,490	\$ 87,605	0.885	
\$ 673,000				\$ 168,385	\$ 504,615	\$ 342,881	1.472	
\$ 240,000	\$ 142,400	\$ 59	\$ 270,584	\$ 67,747	\$ 172,253	\$ 259,037	0.665	
\$ 170,000	\$ 76,300	\$ 45	\$ 60,841	\$ 90,338	\$ 79,662	\$ 52,849	1.507	
\$ 175,000	\$ 109,700	\$ 63	\$ 93,721	\$ 111,292	\$ 63,708	\$ 87,721	0.726	
\$ 273,000	\$ 96,900	\$ 35	\$ 138,475	\$ 96,196	\$ 176,804	\$ 128,079	1.380	
\$ 145,000	\$ 49,300	\$ 34	\$ 70,079	\$ 42,086	\$ 102,914	\$ 70,079	1.469	
\$ 1,400,000				\$ 1,028,886	\$ 371,114	\$ 261,985	1.417	
\$ 320,000	\$ 106,000	\$ 33	\$ 225,625	\$ 86,300	\$ 233,700	\$ 219,625	1.064	
\$ 5,765,500	\$ 1,832,000		\$ 3,637,982		\$ 2,482,787	\$ 2,484,285		
	Sale. Ratio =>	31.77521464		West Branch ECF		E.C.F. =>	0.999	
	Std. Dev. =>	4.393907687				Ave. E.C.F. =>	1.080	

oved Ag properties as Missaukee County. Because there was only three sales in Missaukee County, I wanted to strengthen our Ag ECF using ag market rather than a 39% decrease using just Missaukee sales based on our Ag land values slightly decreasing. Missaukee's Equalization ved Osceola's sales.

Acreage/FF		Per Acre	Current Owner or Use	Type of Sale	County
1.88		\$11,527	A+ Lawn Care LLC	Improved	Roscommon
1.89		\$12,463	Gabriel & Karrie Williams Trust	Improved	Roscommon
1.09		\$18,807	Jodi Klunder	Vacant	Missaukee
4.86		\$13,524			
	2025	\$13,500			
Acreage/FF		Per Acre	Current Owner or Use	Type of Sale	County
2.20		\$13,636	Brian & Katrina Cass	Vacant	Osceola
2.78		\$7,694	Marc & Leslie McKee	Improved	Roscommon
3.13		\$7,390	802 Lake Street Holdings LLC	Improved	Roscommon
4.00		\$10,500	Wertz	Vacant	Lake
2.80		\$12,500	CCM Storage	Vacant	Lake
3.10		\$7,258	Marvin Colberg	Vacant	Osceola
18.01		\$9,662			
	2025	\$9,700			
Acreage/FF		Per Acre/FF	Current Owner or Use	Type of Sale	County
5		\$3,000	Kyle & Kalah Cowan	Vacant	Osceola
6.11		\$4,133	Sand River Inn LLC	Improved	Roscommon
5.87		\$3,407	Cameron Miller	Vacant	Osceola
16.98		\$3,548			
	2025	\$3,600			
Acreage/FF		Per Acre/FF	Current Owner or Use	Type of Sale	County
9.06		\$8,828	DSB Asset Management LLC	Vacant	Missaukee
7.30		\$3,699	Kameron Connell	Vacant	Osceola
7.14		\$10,504	Watergate Properties LLC	Vacant	Missaukee
10.06		\$946	RDS Real Property LLC	Improved	Missaukee
9.35		\$8,920	Adult Care Facility	Improved	Missaukee
42.91		\$6,406			
	2025	\$6,400			

Acreage/FF		Per Acre/FF	Current Owner or Use	Type of Sale	County
21.00		\$2,857	Robert Spooner	Vacant	Osceola
16.15		\$5,768	Michael & Lesia Loney	Vacant	Missaukee
20.38		\$4,661	Brian & Katrina Cass	Vacant	Osceola
57.53		\$4,313			
	2025	\$4,300			
Acreage/FF		Per Acre/FF	Current Owner or Use	Type of Sale	County
39.00		\$3,846	Wilhelm	Vacant	Clare
40.00		\$3,125	Dennis & Elizabeth Kimberlin	Vacant	Osceola
38.96		\$4,979	Sunshine Acres Farms LLC	Vacant	Missaukee
33.97		\$5,888	Fischer Construction Aggregates	Vacant	Osceola
44.00		\$3,786	Daniel & Emily Lemieux	Vacant	Missaukee
195.93		\$4,265			
	2025	\$4,300			
Acreage/FF		Per Acre/FF	Current Owner or Use	Type of Sale	County
133.10		\$2,517	Alan & Lisa Finnie	Vacant	Osceola
77.00		\$2,548	Kerwin Hamming	Vacant	Missaukee
61.25		\$3,190	B & L Real Estate LLC	Vacant	Missaukee
60.02		\$5,415	Barron	Vacant	Mecosta
117.49		\$2,596	Jesse Evans	Vacant	Osceola
448.86		\$3,022			
	2025	\$3,000			

2025 West Branch Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
003-005-001-00	7850 E HOUGHTON LAKE	23-Nov	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$84,200
003-005-014-90	7372 E HOUGHTON LAKE	23-May	\$ 303,000	WD	03-ARM'S LENGTH	\$ 303,000	\$ 91,700
004-036-078-00	645 N AL MOSES	22-Sep	\$ 425,000	WD	03-ARM'S LENGTH	\$ 425,000	\$ 135,900
005-101-001-50	500 E PROSPER	23-Sep	\$ 340,000	WD	03-ARM'S LENGTH	\$ 340,000	\$ 157,100
005-150-001-00	210 E PROSPER	22-Sep	\$ 400,000	MLC	03-ARM'S LENGTH	\$ 400,000	\$ 85,300
009-025-015-00	6170 W BLUE	23-Nov	\$ 280,000	MLC	03-ARM'S LENGTH	\$ 280,000	\$ 84,200
009-033-006-90	9475 W WATERGATE	23-Apr	\$ 450,000	MLC	03-ARM'S LENGTH	\$ 450,000	\$ 247,600
012-002-011-60	631 S VANDERMEULEN	23-Oct	\$ 340,000	MLC	03-ARM'S LENGTH	\$ 340,000	\$ 133,400
052-100-015-00	123 S ROLAND	23-Jun	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 81,700
052-100-026-00	112 N ROLAND	22-Jun	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 50,700
052-119-004-00	105 GRACE	23-Jan	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 25,800
052-119-008-00	104 W MAPLE	22-May	\$ 347,500	WD	19-MULTI PARCEL AR	\$ 347,500	\$ 184,300

Asd/Adj. Sale Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft.

84.20	\$183,123	\$61,778	\$38,222	\$120,382	0.318	1,707	\$22.39
30.26	\$ 175,126	\$ 38,246	\$ 264,754	\$ 144,541	1.832	5640	\$ 46.94
31.98	\$ 266,289	\$ 68,000	\$ 357,000	\$ 187,596	1.903	9240	\$ 38.64
46.21	\$ 381,785	\$ 60,955	\$ 279,045	\$ 338,786	0.824	2400	\$ 116.27
21.33	\$ 239,308	\$ 46,939	\$ 353,061	\$ 238,968	1.477	4064	\$ 86.88
30.07	\$ 334,871	\$ 66,399	\$ 213,601	\$ 216,161	0.988	8456	\$ 25.26
55.02	\$ 505,895	\$ 21,725	\$ 428,275	\$ 511,267	0.838	4000	\$ 107.07
39.24	\$ 299,346	\$ 51,681	\$ 288,319	\$ 245,699	1.173	3432	\$ 84.01
49.52	\$ 169,644	\$ 13,200	\$ 151,800	\$ 172,485	0.880	2310	\$ 65.71
78.00	\$ 115,741	\$ 37,701	\$ 27,299	\$ 97,550	0.280	2188	\$ 12.48
46.91	\$ 63,031	\$ 30,400	\$ 24,600	\$ 35,977	0.684	2160	\$ 11.39
53.04	\$ 447,016	\$ 106,980	\$ 240,520	\$ 337,337	0.713	14798	\$ 16.25
			\$ 2,666,496	\$ 2,646,749	1.007		
				2025 Com ECF	1.007		

Land Value Other Parcels in Sale

\$31,258						
\$ 35,218						
\$ 58,106						
\$ 31,600						
\$ 39,200						
\$ 64,384						
\$ 21,725						
\$ 42,726	012-002-011-20					
\$ 13,200						
\$ 26,400						
\$ 30,400						
\$ 106,980	052-119-005-00, 052-119-006-00, 052-119-007-00, 052-119-009-00					

2025 West Branch Township Residential Land Values

PARCEL NUMBER	SALE SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE
0-1.9 Acres				
010-071-008-80	Jul-22	1.575	\$14,000	\$8,889
004-023-001-10	Jun-22	1	\$5,000	\$5,000
008-002-067-90	Aug-22	1	\$7,000	\$7,000
008-002-067-80	Sep-22	1	\$7,000	\$7,000

	Acreage	Total Price	RAW	Per Acre
2025 Rate	4.575	\$33,000	\$7,213	\$7,200

2025 West Branch Township Residential Land Values

PARCEL NUMBER	SALE	SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE
2-3.9 Acres			4-1-2022 THROUGH 3-31-2023		
002-024-009-80	Aug-22	3.03	\$10,000	\$10,000	\$3,300
009-017-002-46	Sep-22	3.063	\$25,000	\$25,000	\$8,162
009-017-002-46	Jan-23	3.063	\$24,000	\$24,000	\$7,835

4-1-2023 THROUGH 3-31-2024					
PARCEL NUMBER	SALE	SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE
015-017-003-52	23-Jul	2.5	\$15,900	\$15,900	\$6,360
011-021-004-10	Jan-24	3	\$9,000	\$9,000	\$3,000
007-550-031-06	Mar-24	2.147	\$17,200	\$17,200	\$8,011
012-026-001-95	Aug-23	2.943	\$20,000	\$20,000	\$6,796

2025 Rate	Acreage	Total Price	RAW	Per Acre
	19.746	\$121,100	\$6,133	\$6,150

2025 West Branch Township Residential Land Values

PARCEL NUMBER	SALE	SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE
4-9.9 Acres			4-1-2022 THROUGH 3-31-2023		
007-011-017-00	Feb-23	9.75	\$40,500	\$40,500	\$4,154
009-036-009-70	Dec-22	6.07	\$28,000	\$28,000	\$4,613
010-066-015-50	Oct-22	9.749	\$55,000	\$55,000	\$5,642
010-078-005-90	Jun-22	4.547	\$18,000	\$18,000	\$3,959
PARCEL NUMBER	SALE	SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE
4-1-2023 THROUGH 3-31-2024					
007-036-007-00	Jul-23	4.034	\$19,900	\$19,900	\$4,933
007-550-031-06	Apr-23	4.598	\$21,250	\$21,250	\$4,622
007-550-031-18					
010-078-005-90	May-23	4.78	\$19,500	\$19,500	\$4,079
007-031-076-00	Sep-23	4.257	\$17,500	\$17,500	\$4,111
011-023-004-30	Sep-23	9.75	\$39,900	\$39,900	\$4,092
010-032-014-00	Sep-23	9.75	\$42,000	\$42,000	\$4,308
010-026-003-00	Nov-23	9.75	\$50,000	\$50,000	\$5,128
		Acreage	Total Price	RAW	Per Acre
2025 Rate		77.035	\$351,550	\$4,564	\$4,500

2025 West Branch Township Residential Land Values

PARCEL NUMBER	SALE	SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE
10-19.9 Acres			4-1-2022 THROUGH 3-31-2023		
006-011-029-02	Oct-22	18.696	\$66,000	\$66,000	\$3,530
007-014-006-50	Jan-23	19.5	\$73,900	\$73,900	\$3,790
010-066-011-00	May-22	19.5	\$67,500	\$67,500	\$3,462
010-069-022-00	Apr-22	10.01	\$31,000	\$31,000	\$3,097
010-078-005-00	May-22	10	\$29,900	\$29,900	\$2,990

PARCEL NUMBER	SALE	SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE
4-1-2023 THROUGH 3-31-2024					
015-018-007-50	23-May	10	\$40,000	\$40,000	\$4,000
007-001-001-00	Jul-23	11.31	\$35,000	\$35,000	\$3,095
010-066-003-81	Aug-23	10.13	\$34,000	\$34,000	\$3,356
010-069-022-00	Sep-23	10.01	\$35,000	\$35,000	\$3,497

	Acreage	Total Price	RAW Per Acre
2025 Rate	119.156	\$412,300	\$3,460 \$3,500

2025 West Branch Township Residential Land Values

PARCEL NUMBER	SALE SIZE (ACRE)	PRICE	ADJ. PRICE	PER ACRE	
20-39.9 ACRES		4-1-2022 THROUGH 3-31-2023			
015-007-008-00	Oct-22	39.00	\$100,000	\$100,000	\$2,564
006-029-002-00	Sep-22	39.00	\$125,000	\$125,000	\$3,205
001-002-012-75	Nov-22	19.5	\$57,000	\$57,000	\$2,923
003-035-009-00	Oct-22	33.48	\$107,000	\$107,000	\$3,196
004-015-009-00	Mar-23	39.50	\$75,000	\$75,000	\$1,899
THROUGH 3-31-2024					
011-025-002-75/80	Jan-24	20.2	\$79,500	\$79,500	\$3,936
011-013-001-40	May-23	20	\$99,900	\$99,900	\$4,995
		Acreage	Total Price	RAW	Per Acre
2025 Rate		210.68	\$643,400	\$3,054	\$3,000

2025 West Branch Township Residential Land Values

PARCEL NUMBER	SALE	SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE	
40+ Acres				4-1-2022 THROUGH 3-31-2023		
003-005-001-30	Apr-22	40	\$100,000	\$100,000	\$2,486	
003-005-001-90						
007-029-013-00	Jun-22	79	\$200,000	\$200,000	\$2,532	
011-030-003-00	Apr-22	119.97	\$265,000	\$265,000	\$2,209	
011-030-003-60						
011-030-003-80						
015-017-022-00	22-Nov	40	\$100,000	\$100,000	\$2,500	
010-078-002-00	Sep-22	79	\$145,000	\$145,000	\$1,835	
PARCEL NUMBER	SALE	SIZE (ACRE)	PRICE	ADJ. SALE	PER ACRE	ADJ
						4-1-2023 THROUGH 3-31-2024
015-008-001-30	23-Sep	80	\$176,000	\$176,000	\$2,200	
015-018-011-00	23-Jun	81.23	\$215,000	\$215,000	\$2,647	
006-016-010-00	Jul-23	40.00	\$90,000	\$90,000	\$2,250	
010-067-006-00	Jun-23	156	\$410,000	\$410,000	\$2,628	

		Acreage		Total Price	RAW Per Acre
2025 Rate		715.43		\$1,701,000	\$2,378 \$2,300

2025 West Branch Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
015-006-004-00	5362 N FORWARD RD	12/19/22	\$665,000	WD	03-ARM'S LENGTH
015-007-003-90	502 E CUTCHEON ROAD	05/06/22	\$129,000	WD	03-ARM'S LENGTH
015-007-016-00	691 E PACKINGHAM	10/23/23	\$140,000	WD	03-ARM'S LENGTH
015-016-006-00	2976 E WALKER RD	06/10/22	\$254,000	WD	03-ARM'S LENGTH
015-016-006-05	E WALKER RD	06/10/22	\$254,000	WD	03-ARM'S LENGTH
015-018-016-00	3451 N 7 MILE RD	04/18/22	\$180,000	WD	03-ARM'S LENGTH
015-023-005-15	4464 E WAGNER	05/26/23	\$130,000	WD	03-ARM'S LENGTH
015-031-005-90	220 E SANBORN RD	11/30/22	\$125,000	WD	03-ARM'S LENGTH
015-032-017-00	1701 E HOUGHTON LAKE	01/12/23	\$139,900	WD	03-ARM'S LENGTH
015-035-024-00	178 N STEVENS ROAD	09/30/22	\$120,000	LC	03-ARM'S LENGTH
Totals:			\$2,136,900		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$665,000	\$0	0.00	\$643,041	\$287,736	\$377,264
\$129,000	\$30,400	23.57	\$133,073	\$6,423	\$122,577
\$140,000	\$43,300	30.93	\$138,497	\$23,329	\$116,671
\$254,000	\$79,000	31.10	\$256,355	\$131,131	\$122,869
\$254,000	\$79,000	31.10	\$156,855	\$82,613	\$171,387
\$180,000	\$57,900	32.17	\$180,594	\$20,762	\$159,238
\$130,000	\$49,600	38.15	\$133,018	\$6,719	\$123,281
\$125,000	\$33,500	26.80	\$112,807	\$8,136	\$116,864
\$139,900	\$45,800	32.74	\$141,926	\$17,306	\$122,594
\$120,000	\$41,700	34.75	\$134,302	\$15,064	\$104,936
\$2,136,900	\$460,200		\$2,030,468		\$1,537,681
	Sale. Ratio =>	21.54			
	Std. Dev. =>	10.65			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$374,794	1.007	1,728	\$218.32	4000	2.5877
\$133,597	0.918	1,244	\$98.53	4000	11.4953
\$121,485	0.960	1,194	\$97.71	4000	7.2094
\$132,093	0.930	868	\$141.55	4000	10.2294
\$94,696	1.810	868	\$197.45	4000	77.7391
\$168,599	0.944	1,200	\$132.70	4000	8.7989
\$133,227	0.925	1,296	\$95.12	4000	10.7119
\$109,891	1.063	748	\$156.24	4000	3.0988
\$131,456	0.933	1,448	\$84.66	4000	9.9878
\$125,778	0.834	1,402	\$74.85	4000	19.8174
\$1,525,617			\$129.71		2.4558
E.C.F. =>	1.008		Std. Deviation=>	0.279544823	
Ave. E.C.F. =>	1.032		Ave. Variance=>	16.1676	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table
1 FAMILY HOME	\$283,889		4000 RES RATE TABLE
1 FAMILY HOME	\$5,760		4000 RES RATE TABLE
1 FAMILY HOME	\$18,000		4000 RES RATE TABLE
1 FAMILY HOME	\$126,246	015-016-006-05	4000 RES RATE TABLE
1 FAMILY HOME	\$78,823	015-016-006-00	4000 RES RATE TABLE
1 FAMILY HOME	\$16,851		4000 RES RATE TABLE
1 FAMILY HOME	\$5,832		4000 RES RATE TABLE
1 FAMILY HOME	\$8,136		4000 RES RATE TABLE
1 FAMILY HOME	\$10,763		4000 RES RATE TABLE
1 FAMILY HOME	\$13,608		4000 RES RATE TABLE

15.65919411

2025 West Branch Twp Mobile Home ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
015-018-005-00	3951 N 7 MILE ROAD	08/03/22	\$15,000	WD	03-ARM'S LENGTH
015-018-007-10	3545 N 7 MILE ROAD	10/03/22	\$52,500	WD	03-ARM'S LENGTH
015-028-002-00	2333 E NEWMAN	10/27/23	\$215,000	WD	03-ARM'S LENGTH
015-035-005-85	4475 E HOUGHTON LAKE RI	03/10/23	\$80,000	LC	03-ARM'S LENGTH
015-035-007-98	810 STEVENS ROAD	07/06/22	\$137,000	WD	03-ARM'S LENGTH
015-035-021-00	300 N STEVENS ROAD	08/19/22	\$115,000	WD	03-ARM'S LENGTH
Totals:			\$614,500		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$15,000	\$5,100	34.00	\$13,596	\$7,200	\$7,800
\$52,500	\$18,200	34.67	\$63,126	\$22,029	\$30,471
\$215,000	\$55,900	26.00	\$204,087	\$39,438	\$175,562
\$80,000	\$11,600	14.50	\$77,953	\$10,210	\$69,790
\$137,000	\$34,500	25.18	\$137,187	\$10,718	\$126,282
\$115,000	\$29,900	26.00	\$123,352	\$13,075	\$101,925
\$614,500	\$155,200		\$619,301		\$511,830
	Sale. Ratio =>	25.26			
	Std. Dev. =>	7.33			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$8,158	0.956	980	\$7.96	4000	4.4554
\$43,351	0.703	924	\$32.98	4000	20.8658
\$173,680	1.011	2,356	\$74.52	4000	9.9290
\$71,459	0.977	1,216	\$57.39	4000	6.5102
\$133,406	0.947	988	\$127.82	4000	3.5054
\$116,326	0.876	1,344	\$75.84	4000	3.5342
\$546,381			\$62.75		2.5220
E.C.F. =>	0.937		Std. Deviation=>	0.111443045	
Ave. E.C.F. =>	0.912		Ave. Variance=>	8.1333	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
MH LOW	\$7,200		4000 RES RATE TABLE	401
MH FAIR	\$16,605		4000 RES RATE TABLE	401
MH GOOD	\$26,208	015-028-002-98	4000 RES RATE TABLE	401
MH FAIR	\$9,216		4000 RES RATE TABLE	401
MH GOOD	\$7,416		4000 RES RATE TABLE	401
MH GOOD	\$10,440		4000 RES RATE TABLE	401

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