2023 ECF FOR SUGAR ISLAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms Of Sale	Adj Sale $	Asd at Sale	Asd/ Adj Sale	Curr Appr	Land / Yard	Bldg Residual	Cost/ Man $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev by Mean %	Building Style	Land Value	Other Parcels in Sale	Land Table	Class	Bldg Depr.
013-001-002-15	27 S WESTSHORE DR	10/02/20	86,000	WD	03-ARM'S LENGTH	86,000	62,500	72.67	136,062	9,750	76,250	145,186	0.525	1,512	50.43	AV1	44.5060	WD FRAME HOUSE	9,750		AV1	401	79
013-001-005-+A4:S4	264 S WESTSHORE DR	03/02/22	60,000	WD	03-ARM'S LENGTH	60,000	24,500	40.83	50,057	31,081	28,919	21,442	1.349	832	34.76	LF2	37.8472	MOBILE HOME	27,000		LF2	408	35
013-001-015-00	468 S WESTSHORE DR	02/17/21	112,000	WD	03-ARM'S LENGTH	112,000	71,100	63.48	143,847	58,057	53,943	95,322	0.566	2,746	19.64	LF2	40.4346	WD FRAME HOUSE	56,625		LF2	408	44
013-001-027-00	979 S WESTSHORE DR	06/24/22	117,500	WD	03-ARM'S LENGTH	117,500	43,300	36.85	93,731	15,643	101,857	95,696	1.064	1,476	69.01	AV1	9.4132	WD FRAME HOUSE	13,000		AV1	401	45
013-011-003-00	4681 E 1 1/2 MILE RD	09/08/20	60,000	WD	03-ARM'S LENGTH	60,000	36,700	61.17	77,359	26,000	34,000	59,720	0.569	912	37.28	AV3	40.0922	MOBILE HOME	26,000		AV3	401	54
013-011-005-00	1262 S WESTSHORE DR	10/26/21	164,900	WD	03-ARM'S LENGTH	164,900	65,800	39.90	139,487	17,485	147,415	141,863	1.039	1,870	78.83	AV3	6.8890	WD FRAME HOUSE	12,000		AV3	401	82
013-013-013-00	2956 S WESTSHORE DR	08/10/21	50,000	WD	03-ARM'S LENGTH	50,000	28,200	56.40	65,129	3,500	46,500	65,735	0.707	1,200	38.75	AV3	26.2865	MANUFACTURED	3,500		AV3	401	64
013-013-018-00	2826 S WESTSHORE DR	05/22/20	97,000	WD	03-ARM'S LENGTH	97,000	69,600	71.75	159,432	39,200	57,800	139,805	0.413	1,456	39.70	AV3	55.6814	WD FRAME HOUSE	39,200		AV3	401	85
013-024-023-00	3209 S WESTSHORE DR	10/14/20	94,000	WD	03-ARM'S LENGTH	94,000	47,400	50.43	103,033	9,643	84,357	107,345	0.786	1,040	81.11	AV1	18.4397	MODULAR	5,560		AV1	401	88
013-024-034-30	3326 S WESTSHORE DR	07/02/21	79,900	WD	03-ARM'S LENGTH	79,900	41,900	52.44	86,220	50,509	29,391	39,679	0.741	972	30.24	LF3	22.9527	WD FRAME HOUSE	49,175		LF3	408	45
013-024-059-00	3798 S WESTSHORE DR	10/01/21	200,000	OTH	03-ARM'S LENGTH	200,000	72,000	36.00	150,631	52,521	147,479	109,011	1.353	1,408	104.74	LF3	38.2633	WD FRAME HOUSE	42,750		LF3	408	64
013-025-022-00	4552 S WESTSHORE DR	06/04/21	325,000	WD	03-ARM'S LENGTH	325,000	110,900	34.12	230,713	89,525	235,475	156,876	1.501	1,810	130.10	LF3	53.0783	WD FRAME HOUSE	86,625		LF3	408	72
013-101-005-25	12001 S HOMESTEAD RD	07/27/21	205,000	WD	03-ARM'S LENGTH	205,000	63,300	30.88	135,553	40,150	164,850	106,003	1.555	910	181.15	LF1	58.4892	WD FRAME HOUSE	40,150		LF1	408	78
013-156-027-25	6577 E 7 MILE RD	03/11/22	29,000	WD	03-ARM'S LENGTH	29,000	13,100	45.17	27,990	12,609	16,391	18,849	0.870	192	85.37	AV2	10.0665	WOOD FR CABIN	12,500		AV2	401	94
013-157-002-00	7520 S POINTE RD	08/09/22	187,000	WD	03-ARM'S LENGTH	187,000	74,800	40.00	154,272	102,930	84,070	58,014	1.449	768	109.47	LF3	47.8896	WD FRAME HOUSE	100,653		LF3	408	45
013-157-008-10	7354 S POINTE RD	07/01/22	129,900	WD	03-ARM'S LENGTH	129,900	38,900	29.95	83,470	18,450	111,450	73,469	1.517	756	147.42	LF3	54.6720	WD FRAME HOUSE	18,450		LF3	408	89
013-157-023-00	7808 S POINTE RD	05/23/22	174,000	WD	03-ARM'S LENGTH	174,000	71,300	40.98	146,330	110,570	63,430	40,407	1.570	774	81.95	LF3	59.9538	WOOD FR CABIN	108,135		LF3	408	45
013-158-002-00	7365 S HOMESTEAD RD	07/22/22	337,500	WD	03-ARM'S LENGTH	337,500	147,100	43.59	318,097	42,000	295,500	336,704	0.878	2,628	112.44	AV2	9.2622	LOG HOME	42,000		AV2	401	86
013-167-004-00	8239 S KOLKE TR	02/23/21	35,000	WD	03-ARM'S LENGTH	35,000	21,900	62.57	46,866	14,457	20,543	37,252	0.551	715	28.73	AV1	41.8783	WD FRAME HOUSE	13,090		AV1	401	47
013-167-023-00	8816 S WILLOW LN	08/18/20	50,000	WD	03-ARM'S LENGTH	50,000	34,400	68.80	70,840	23,512	26,488	52,587	0.504	952	27.82	LF3	46.6546	WD FRAME HOUSE	22,500		LF3	408	45
013-185-002-85	11237 S HOMESTEAD RD	11/12/21	17,000	WD	03-ARM'S LENGTH	17,000	11,500	67.65	25,076	8,108	8,892	19,730	0.451	984	9.04	AV2	51.9569	MOBILE HOME	7,500		AV2	401	46
013-185-002-85	11237 S HOMESTEAD RD	03/15/22	25,000	WD	03-ARM'S LENGTH	25,000	11,500	46.00	24,208	8,108	16,892	19,730	0.856	984	17.17	AV2	11.4107	MOBILE HOME	7,500		AV2	401	46
013-186-007-00	11067 S DUCK LAKE TR	07/08/22	200,000	WD	03-ARM'S LENGTH	200,000	108,300	54.15	229,638	75,346	124,654	174,341	0.715	1,890	65.95	LF1	25.5248	WD FRAME HOUSE	75,000		LF1	408	71
013-209-006-00	1545 S TOWNHALL RD	02/05/21	58,000	WD	03-ARM'S LENGTH	58,000	41,100	70.86	88,796	27,751	30,249	70,983	0.426	1,410	21.45	AV3	54.4101	WD FRAME HOUSE	25,552		AV3	401	47
013-215-006-00	9093 E HAY POINT RD	03/14/22	140,000	WD	03-ARM'S LENGTH	140,000	49,000	35.00	101,112	26,978	113,022	90,850	1.244	972	116.28	AV3	27.3796	WD FRAME HOUSE	22,000		AV3	401	68
013-215-012-00	2686 S HAY POINT RD	10/20/21	120,000	WD	03-ARM'S LENGTH	120,000	55,400	46.17	115,686	39,609	80,391	84,530	0.951	1,424	56.45	LF2	1.9213	WD FRAME HOUSE	36,765		LF2	408	55
013-220-011-20	3539 S BRASSER RD	07/16/20	20,000	WD	03-ARM'S LENGTH	20,000	8,300	41.50	17,890	7,297	12,703	12,317	1.031	624	20.36	AV3	6.1054	MOBILE HOME	3,750		AV3	401	35
013-221-025-00	8888 E BAILEY RD	08/31/22	175,000	WD	03-ARM'S LENGTH	155,000	39,000	25.16	84,831	6,673	148,327	95,782	1.549	1,512	98.10	AV1	57.8344	WD FRAME HOUSE	5,000		AV1	401	78
013-221-041-00	3569 S LAKE GEORGE RD	10/09/20	119,000	WD	03-ARM'S LENGTH	114,500	46,700	40.79	94,005	25,760	88,740	75,828	1.170	1,376	64.49	LF2	20.0036	WD FRAME HOUSE	24,725		LF2	408	58
013-277-021-00	9249 E NORTHSHORE DR	04/06/22	120,000	WD	03-ARM'S LENGTH	120,000	84,600	70.50	169,195	61,652	58,348	121,518	0.480	1,225	47.63	LF2	49.0087	WD FRAME HOUSE	59,728		LF2	408	73
013-277-024-00	9167 E NORTHSHORE DR	05/19/21	72,000	WD	03-ARM'S LENGTH	72,000	32,700	45.42	68,176	22,500	49,500	50,751	0.975	1,064	46.52	LF2	0.5100	WD FRAME HOUSE	22,500		LF2	408	45
013-278-001-50	8831 E NORTHSHORE DR	10/29/20	270,000	WD	03-ARM'S LENGTH	270,000	115,600	42.81	234,987	50,324	219,676	202,926	1.083	1,500	146.45	LF2	11.2293	LOG HOME	47,420		LF2	408	85
013-278-013-00	8399 E NORTHSHORE DR	10/15/21	81,000	WD	03-ARM'S LENGTH	81,000	36,300	44.81	74,471	45,000	36,000	32,746	1.099	600	60.00	LF2	12.9138	WD FRAME HOUSE	45,000		LF2	408	45
013-279-002-25	7832 E NORTHSHORE DR	12/17/21	129,000	WD	03-ARM'S LENGTH	129,000	56,200	43.57	119,473	71,242	57,758	51,445	1.123	768	75.21	AV3	15.2474	WD FRAME HOUSE	66,900	013-279-007-00, 282-001-00	AV3	401	67
013-279-010-00	7421 E NORTHSHORE DR	06/24/22	369,000	WD	03-ARM'S LENGTH	369,000	112,800	30.57	237,279	96,230	272,770	159,377	1.711	1,913	142.59	LF2	74.1224	WD FRAME HOUSE	96,002		LF2	408	63
013-281-009-00	6417 E SEPPI RD	09/24/20	40,000	WD	03-ARM'S LENGTH	40,000	26,800	67.00	62,324	22,000	18,000	46,888	0.384	391	46.04	AV3	58.6357	WD FRAME HOUSE	22,000		AV3	401	65
013-625-031-00	12653 S HOMESTEAD RD	12/14/21	100,000	WD	03-ARM'S LENGTH	100,000	49,800	49.80	109,906	30,216	69,784	85,000	0.821	1,440	48.46	LF1	14.9257	WD FRAME HOUSE	29,170		LF1	408	68
013-650-002-00	4846 S WESTSHORE DR	07/29/21	185,000	WD	03-ARM'S LENGTH	185,000	60,100	32.49	124,998	48,953	136,047	84,494	1.610	1,254	108.49	LF3	63.9882	WD FRAME HOUSE	48,953		LF3	408	69
013-725-001-00	504 S WESTSHORE DR	08/10/21	135,000	OTH	03-ARM'S LENGTH	135,000	73,800	54.67	152,198	86,839	48,161	73,817	0.652	838	57.47	AV1	31.7811	WD FRAME HOUSE	81,250	013-001-016-00	AV1	401	66
		Totals:	**4,968,700**			**4,944,200**	**2,158,200**		**4,553,368**		**3,416,022**	**3,454,017**			**70.18**		**1.8752**						
							Sale. Ratio =>	**43.65**				**E.C.F. =>**	**0.989**		**Std. Deviat**	**0.3983882**							
							Std. Dev. =>	**13.50**				**Ave. E.C.F. =:**	**0.970**		**Ave. Variai**	**33.6323**	**Coeff of Var=>**	**34.66360569**					

OUTLIERS Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms Of Sale	Adj Sale $	Asd at Sale	Asd/ Adj Sale	Curr Appr	Land / Yard	Bldg Residual	Cost/ Man $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev by Mean %	Building Style	Land Value	Other Parcels in Sale	Land Table	Class	Bldg Depr.
013-279-033-25	1856 N BRASSER RD	05/04/22	208,000	WD	03-ARM'S LENGTH	208,000	54,400	26.15	107,879	54,791	153,209	59,986	2.554	1,084	141.34	LF2	20.1845	WD FRAME HOUSE	52,400		LF2	408	57
013-025-022-50	4486 S WESTSHORE DR	05/28/21	300,000	WD	03-ARM'S LENGTH	300,000	78,000	26.00	164,217	34,271	265,729	144,384	1.840	960	276.80	LF3	51.1788	WD FRAME HOUSE	33,750		LF3	408	77
013-475-018-00	11621 E VILLAGE RD	09/03/21	268,500	WD	03-ARM'S LENGTH	268,500	51,300	19.11	106,480	47,790	220,710	65,211	3.385	792	278.67	LF2	103.2331	WD FRAME HOUSE	45,000		LF2	408	54
013-625-024-00	12559 S HOMESTEAD RD	07/29/21	149,000	WD	03-ARM'S LENGTH	149,000	37,200	24.97	79,764	30,825	118,175	54,377	2.173	920	128.45	LF1	17.8949	WOOD FR CABIN	28,462		LF1	408	45
013-650-011-00	5170 S OAK POINT LN	07/30/21	189,000	WD	03-ARM'S LENGTH	189,000	42,800	22.65	89,930	21,650	167,350	75,867	2.206	1,130	148.10	LF3	14.6372	WD FRAME HOUSE	21,650		LF3	408	65
013-024-057-00	3830 S WESTSHORE DR	05/20/21	119,500	WD	03-ARM'S LENGTH	119,500	31,600	26.44	66,031	20,424	99,076	50,674	1.955	722	137.22	LF3	39.7068	WD FRAME HOUSE	19,575		LF3	408	62
		Totals:	**1,234,000**			**1,234,000**	**295,300**		**614,301**		**1,024,249**	**450,500**			**185.10**		**7.8631**						
							Sale. Ratio =>	**23.93**				**E.C.F. =>**	**2.274**										
							Std. Dev. =>	**2.86**				**Ave. E.C.F. =:**	**2.352**		**Ave. Variai**	**41.1392**	**Coefficient of V**	**17.4895588**					

MOBILE/MANUFACTURED HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms Of Sale	Adj Sale $	Asd at Sale	Asd/ Adj Sale	Curr Appr	Land / Yard	Bldg Residual	Cost/ Man $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev by Mean %	Building Style	Land Value	Other Parcels in Sale	Land Table	Class	Bldg Depr.
013-001-005-00	264 S WESTSHORE DR	03/02/22	60,000	WD	03-ARM'S LENGTH	60,000	24,500	40.83	50,057	31,081	28,919	21,442	1.349	832	34.76	LF2	52.7377	MOBILE HOME	27,000		LF2	408	35
013-011-003-00	4681 E 1 1/2 MILE RD	09/08/20	60,000	WD	03-ARM'S LENGTH	60,000	36,700	61.17	77,359	26,000	34,000	59,720	0.569	912	37.28	AV3	25.2017	MOBILE HOME	26,000		AV3	401	54
013-013-013-00	2956 S WESTSHORE DR	08/10/21	50,000	WD	03-ARM'S LENGTH	50,000	28,200	56.40	65,129	3,500	46,500	65,735	0.707	1,200	38.75	AV3	11.3961	MANUFACTURED	3,500		AV3	401	64
013-024-023-00	3209 S WESTSHORE DR	10/14/20	94,000	WD	03-ARM'S LENGTH	94,000	47,400	50.43	103,033	9,643	84,357	107,345	0.786	1,040	81.11	AV1	3.5492	MODULAR	5,560		AV1	401	88
013-185-002-85	11237 S HOMESTEAD RD	11/12/21	17,000	WD	03-ARM'S LENGTH	17,000	11,500	67.65	25,076	8,108	8,892	19,730	0.451	984	9.04	AV2	37.0664	MOBILE HOME	7,500		AV2	401	46
013-185-002-85	11237 S HOMESTEAD RD	03/15/22	25,000	WD	03-ARM'S LENGTH	25,000	11,500	46.00	24,208	8,108	16,892	19,730	0.856	984	17.17	AV2	3.4798	MOBILE HOME	7,500		AV2	401	46
013-220-011-20	3539 S BRASSER RD	07/16/20	20,000	WD	03-ARM'S LENGTH	20,000	8,300	41.50	17,890	7,297	12,703	12,317	1.031	624	20.36	AV3	20.9959	MOBILE HOME	3,750		AV3	401	35
		Totals:	**326,000**			**326,000**	**168,100**		**362,752**		**232,263**	**306,020**			**34.07**		**6.2363**						
							Sale. Ratio =>	**51.56**				**E.C.F. =>**	**0.759**										
							Std. Dev. =>	**10.18**				**Ave. E.C.F. =:**	**0.821**		**Ave. Variai**	**22.0610**	**Coefficient of V:**	**26.85963999**					

WOOD FRAME HOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms Of Sale	Adj Sale $	Asd at Sale	Asd/ Adj Sale	Curr Appr	Land / Yard	Bldg Residual	Cost/ Man $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev by Mean %	Building Style	Land Value	Other Parcels in Sale	Land Table	Class	Bldg Depr.
013-001-002-15	27 S WESTSHORE DR	10/02/20	86,000	WD	03-ARM'S LENGTH	86,000	62,500	72.67	136,062	9,750	76,250	145,186	0.525	1,512	50.43	AV1	49.3128	WD FRAME HOUSE	9,750		AV1	401	79
013-001-015-00	468 S WESTSHORE DR	02/17/21	112,000	WD	03-ARM'S LENGTH	112,000	71,100	63.48	143,847	58,057	53,943	95,322	0.566	2,746	19.64	LF2	45.2414	WD FRAME HOUSE	56,625		LF2	408	44
013-001-027-00	979 S WESTSHORE DR	06/24/22	117,500	WD	03-ARM'S LENGTH	117,500	43,300	36.85	93,731	15,643	101,857	95,696	1.064	1,476	69.01	AV1	4.6064	WD FRAME HOUSE	13,000		AV1	401	45
013-011-005-00	1262 S WESTSHORE DR	10/26/21	164,900	WD	03-ARM'S LENGTH	164,900	65,800	39.90	139,487	17,485	147,415	141,863	1.039	1,870	78.83	AV3	2.0822	WD FRAME HOUSE	12,000		AV3	401	82
013-013-018-00	2826 S WESTSHORE DR	05/22/20	97,000	WD	03-ARM'S LENGTH	97,000	69,600	71.75	159,432	39,200	57,800	139,805	0.413	1,456	39.70	AV3	60.4882	WD FRAME HOUSE	39,200		AV3	401	85
013-024-034-30	3326 S WESTSHORE DR	07/02/21	79,900	WD	03-ARM'S LENGTH	79,900	41,900	52.44	86,220	50,509	29,391	39,679	0.741	972	30.24	LF3	27.7594	WD FRAME HOUSE	49,175		LF3	408	45
013-024-059-00	3798 S WESTSHORE DR	10/01/21	200,000	OTH	03-ARM'S LENGTH	200,000	72,000	36.00	150,631	52,521	147,479	109,011	1.353	1,408	104.74	LF3	33.4565	WD FRAME HOUSE	42,750		LF3	408	64
013-025-022-00	4552 S WESTSHORE DR	06/04/21	325,000	WD	03-ARM'S LENGTH	325,000	110,900	34.12	230,713	89,525	235,475	156,876	1.501	1,810	130.10	LF3	48.2715	WD FRAME HOUSE	86,625		LF3	408	72
013-025-022-50	4486 S WESTSHORE DR	05/28/21	300,000	WD	03-ARM'S LENGTH	300,000	78,000	26.00	164,217	34,271	265,729	144,384	1.840	960	276.80	LF3	82.2111	WD FRAME HOUSE	33,750		LF3	408	77
013-101-005-25	12001 S HOMESTEAD RD	07/27/21	205,000	WD	03-ARM'S LENGTH	205,000	63,300	30.88	135,553	40,150	164,850	106,003	1.555	910	181.15	LF1	53.6824	WD FRAME HOUSE	40,150		LF1	408	78
013-157-002-00	7520 S POINTE RD	08/09/22	187,000	WD	03-ARM'S LENGTH	187,000	74,800	40.00	154,272	102,930	84,070	58,014	1.449	768	109.47	LF3	43.0828	WD FRAME HOUSE	100,653		LF3	408	45
013-157-008-10	7354 S POINTE RD	07/01/22	129,900	WD	03-ARM'S LENGTH	129,900	38,900	29.95	83,470	18,450	111,450	73,469	1.517	756	147.42	LF3	49.8652	WD FRAME HOUSE	18,450		LF3	408	89
013-167-004-00	8239 S KOLKE TR	02/23/21	35,000	WD	03-ARM'S LENGTH	35,000	21,900	62.57	46,866	14,457	20,543	37,252	0.551	715	28.73	AV1	46.6851	WD FRAME HOUSE	13,090		AV1	401	47
013-167-023-00	8816 S WILLOW LN	08/18/20	50,000	WD	03-ARM'S LENGTH	50,000	34,400	68.80	70,840	23,512	26,488	52,587	0.504	952	27.82	LF3	51.4614	WD FRAME HOUSE	22,500		LF3	408	45
013-186-007-00	11067 S DUCK LAKE TR	07/08/22	200,000	WD	03-ARM'S LENGTH	200,000	108,300	54.15	229,638	75,346	124,654	174,341	0.715	1,890	65.95	LF1	30.3316	WD FRAME HOUSE	75,000		LF1	408	71
013-209-006-00	1545 S TOWNHALL RD	02/05/21	58,000	WD	03-ARM'S LENGTH	58,000	41,100	70.86	88,796	27,751	30,249	70,983	0.426	1,410	21.45	AV3	59.2169	WD FRAME HOUSE	25,552		AV3	401	47
013-215-006-00	9093 E HAY POINT RD	03/14/22	140,000	WD	03-ARM'S LENGTH	140,000	49,000	35.00	101,112	26,978	113,022	90,850	1.244	972	116.28	AV3	22.5728	WD FRAME HOUSE	22,000		AV3	401	68
013-215-012-00	2686 S HAY POINT RD	10/20/21	120,000	WD	03-ARM'S LENGTH	120,000	55,400	46.17	115,686	39,609	80,391	84,530	0.951	1,424	56.45	LF2	6.7281	WD FRAME HOUSE	36,765		LF2	408	55
013-221-025-00	8888 E BAILEY RD	08/31/22	175,000	WD	03-ARM'S LENGTH	155,000	39,000	25.16	84,831	6,673	148,327	95,782	1.549	1,512	98.10	AV1	53.0276	WD FRAME HOUSE	5,000		AV1	401	78
013-221-041-00	3569 S LAKE GEORGE RD	10/09/20	119,000	WD	03-ARM'S LENGTH	114,500	46,700	40.79	94,005	25,760	88,740	75,828	1.170	1,376	64.49	LF2	15.1968	WD FRAME HOUSE	24,725		LF2	408	58
013-277-021-00	9249 E NORTHSHORE DR	04/06/22	120,000	WD	03-ARM'S LENGTH	120,000	84,600	70.50	169,195	61,652	58,348	121,518	0.480	1,225	47.63	LF2	53.8155	WD FRAME HOUSE	59,728		LF2	408	73
013-277-024-00	9167 E NORTHSHORE DR	05/19/21	72,000	WD	03-ARM'S LENGTH	72,000	32,700	45.42	68,176	22,500	49,500	50,751	0.975	1,064	46.52	LF2	4.2968	WD FRAME HOUSE	22,500		LF2	408	45
013-278-013-00	8399 E NORTHSHORE DR	10/15/21	81,000	WD	03-ARM'S LENGTH	81,000	36,300	44.81	74,471	45,000	36,000	32,746	1.099	600	60.00	LF2	8.1070	WD FRAME HOUSE	45,000		LF2	408	45
013-279-002-25	7832 E NORTHSHORE DR	12/17/21	129,000	WD	03-ARM'S LENGTH	129,000	56,200	43.57	119,473	71,242	57,758	51,445	1.123	768	75.21	AV3	10.4406	WD FRAME HOUSE	66,900	013-279-007-00, 013-282-001-00	AV3	401	67
013-279-010-00	7421 E NORTHSHORE DR	06/24/22	369,000	WD	03-ARM'S LENGTH	369,000	112,800	30.57	237,279	96,230	272,770	159,377	1.711	1,913	142.59	LF2	69.3156	WD FRAME HOUSE	96,002		LF2	408	63
013-281-009-00	6417 E SEPPI RD	09/24/20	40,000	WD	03-ARM'S LENGTH	40,000	26,800	67.00	62,324	22,000	18,000	46,888	0.384	391	46.04	AV3	63.4425	WD FRAME HOUSE	22,000		AV3	401	65
013-625-031-00	12653 S HOMESTEAD RD	12/14/21	100,000	WD	03-ARM'S LENGTH	100,000	49,800	49.80	109,906	30,216	69,784	85,000	0.821	1,440	48.46	LF1	19.7325	WD FRAME HOUSE	29,170		LF1	408	68
013-650-002-00	4846 S WESTSHORE DR	07/29/21	185,000	WD	03-ARM'S LENGTH	185,000	60,100	32.49	124,998	48,953	136,047	84,494	1.610	1,254	108.49	LF3	59.1814	WD FRAME HOUSE	48,953		LF3	408	69
013-725-001-00	504 S WESTSHORE DR	08/10/21	135,000	OTH	03-ARM'S LENGTH	135,000	73,800	54.67	152,198	86,839	48,161	73,817	0.652	838	57.47	AV1	36.5879	WD FRAME HOUSE	81,250	013-001-016-00	AV1	401	66
		Totals:	**4,132,200**			**4,107,700**	**1,721,000**		**3,627,429**		**2,854,491**	**2,693,496**			**81.01**		**4.1456**						
							Sale. Ratio =>	**41.90**				**E.C.F. =>**	**1.060**										
							Std. Dev. =>	**15.31**				**Ave. E.C.F. =:**	**1.018**		**Ave. Variai**	**38.2828**	**Coefficient of V:**	**37.59419065**					

CABINS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms Of Sale	Adj Sale $	Asd at Sale	Asd/ Adj Sale	Curr Appr	Land / Yard	Bldg Residual	Cost/ Man $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev by Mean %	Building Style	Land Value	Other Parcels in Sale	Land Table	Class	Bldg Depr.
013-156-027-25	6577 E 7 MILE RD	03/11/22	29,000	WD	03-ARM'S LENGTH	29,000	13,100	45.17	27,990	12,609	16,391	18,849	0.870	192	85.37	AV2	35.0102	WOOD FR CABIN	12,500		AV2	401	94
013-157-023-00	7808 S POINTE RD	05/23/22	174,000	WD	03-ARM'S LENGTH	174,000	71,300	40.98	146,330	110,570	63,430	40,407	1.570	774	81.95	LF3	35.0102	WOOD FR CABIN	108,135		LF3	408	45
		Totals:	**203,000**			**203,000**	**84,400**		**174,320**		**79,821**	**59,256**			**83.66**		**12.7368**						
							Sale. Ratio =>	**41.58**				**E.C.F. =>**	**1.347**										
							Std. Dev. =>	**2.97**				**Ave. E.C.F. =:**	**1.220**		**Ave. Variai**	**35.0102**	**Coeffi of Var=>**	**28.7042726**					

LOG HOMES		Sale	Sale		Terms	Adj	Asd	Asd/	Curr	Land /	Bldg	Cost/		Floor			Dev by		Land		Land		Bldg
Parcel Number	**Street Address**	**Date**	**Price**	**Instr.**	**Of Sale**	**Sale $**	**at Sale**	**Adj Sale**	**Appr**	**Yard**	**Residual**	**Man $**	**E.C.F.**	**Area**	**$/Sq.Ft.**	**ECF Area**	**Mean %**	**Building Style**	**Value**	**Other Parcels in Sale**	**Table**	**Class**	**Depr.**
013-158-002-00	7365 S HOMESTEAD RD	07/22/22	337,500	WD	03-ARM'S LENGTH	337,500	147,100	43.59	318,097	42,000	295,500	336,704	0.878	2,628	112.44	AV2	10.2457	LOG HOME	42,000		AV2	401	86
013-278-001-50	8831 E NORTHSHORE DR	10/29/20	270,000	WD	03-ARM'S LENGTH	270,000	115,600	42.81	234,987	50,324	219,676	202,926	1.083	1,500	146.45	LF2	10.2457	LOG HOME	47,420		LF2	408	85
		Totals:	**607,500**			**607,500**	**262,700**		**553,084**		**515,176**	**539,630**			**129.45**		**2.5400**						
							Sale. Ratio =>	**43.24**				**E.C.F. =>**	**0.955**										
							Std. Dev. =>	**0.54**				**Ave. E.C.F. =:**	**0.980**		**Ave. Variai**	**10.2457**	**Coefficient of Va**	**10.45390942**					

2020-22 SUGAR ISLAND COMMERCIAL ECONOMIC CONDITION STUDY FOR 2023

STUDY PERIOD 4/1/20 THRU 3/31/22

THERE ARE FEW SALES OF COMMERCIAL PROPERTIES FOR SUGAR ISLAND TOWNSHIP DURING THE STUDY PERIOD

SALES OF COMMERCIAL PROPERTIES FROM ADJACENT TOWNSHIPS WERE USED TO DETERMINE AN ECF FOR 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Land & Imp	Bldg. Residual	Bldg Appraisal	ECF	Liber/Page	Class
002-133-016-50	17968 S Scenic Dr	08/27/21	185,000	WD	Arms Length	34,310	150,690	199,619	0.755	1352/789	201
002-560-015-00	17247 S Scenic Dr	11/23/20	325,000	WD	Arms Length	85,538	239,462	280,477	0.854	1334/2500	201
002-700-002-00	17244 S Scenic Dr	05/05/21	100,000	WD	Arms Length	12,174	87,826	92,135	0.953	1344/816	201
004-102-022-50	1690 W 7 Mile Rd	03/30/21	180,000	WD	Arms Length	12,855	167,145	176,450	0.947	1342/658	201
004-111-024-50	7800 S Mackinac Trail	09/15/20	150,000	WD	Arms Length	34,234	115,766	128,337	0.902	1329/429	201
005-181-002-00 & -50	18360 E N Caribou Lk Rd	12/01/20	193,450	WD	Arms Length	165,723	27,727	88,323	0.314	1334:835	201
012-075-014-00	4555 S Mackinac Tr	03/11/21	60,000	WD	Arms Length	16,497	43,503	49,647	0.876	1317:560	201
041-730-001-00	205 Ontario Street	06/11/20	45,300	WD	Arms Length	6,083	39,217	66,219	0.592	1321/1202	201
Totals:			628,750			367,414	871,336	1,081,207			
								E.C.F. =>	**0.81**		USED .800
								Ave. E.C.F. =	**0.77**		