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DB: Mcmillan Township 2022

Neighborhoods Used: 4400 - 4400 6T VILLAGE OF NEWBERRY AREA

304 E JOHN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-100-230-0900		03/18/2021	4400	401	27,000	3,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	56	24,000	57,739	0.416	

217 E AVE B						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-420-1000		03/02/2021	4400	401	37,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	61	33,000	59,875	0.551	

503 W VICTORY WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
003-180-000-0200		02/12/2021	4400	401	42,890	8,880
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	47	34,010	82,680	0.411	

314 W AVE C						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-130-0800		12/28/2020	4400	401	22,000	6,450
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	15,550	37,178	0.418	

517 E AVE A						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-003-250-7300		12/28/2020	4400	401	50,000	3,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	66	47,000	77,760	0.604	

13794 TURNBULL AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
003-003-036-8100		12/08/2020	4400	401	56,700	13,380
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	52	43,320	73,698	0.588	

14115 FREEMAN LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
003-003-035-4900		12/03/2020	4400	401	60,000	6,070
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	77	53,930	95,074	0.567	

303 E TRUMAN BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-100-230-1200		11/13/2020	4400	401	46,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	40,000	86,997	0.460	

805 NEWBERRY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-226-260-0200		10/28/2020	4400	401	70,000	10,950
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	59,050	113,243	0.521	

205 E AVE A						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-410-1600		10/13/2020	4400	401	43,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	62	39,000	71,150	0.548	

104 W VICTORY WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-250-0600		10/08/2020	4400	401	52,000	7,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	57	44,500	79,736	0.558	

111 E AVE A						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-400-1000		10/08/2020	4400	401	58,000	4,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	57	54,000	66,616	0.811	

311 W HARRIE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-340-0300		10/05/2020	4400	401	113,000	9,713
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	103,287	185,529	0.557	

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Neighborhoods Used: 4400 - 4400 6T VILLAGE OF NEWBERRY AREA

429 E AVENUE B						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-203-030-0100		09/23/2020	4400	401	35,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	47	29,000	81,787	0.355	

403 E TRUMAN BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-230-300-1400		09/22/2020	4400	401	49,000	4,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	62	44,500	90,860	0.490	

423 E HARRIE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-201-010-2600		08/28/2020	4400	401	20,000	4,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	15,500	32,306	0.480	

426 E HARRIE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-201-020-0200		08/27/2020	4400	401	10,000	4,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	47	5,500	38,582	0.143	

109 E AVE B						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-430-0900		08/17/2020	4400	401	56,500	8,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	66	48,500	115,816	0.419	

402 W TRUMAN BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-060-1300		07/23/2020	4400	401	38,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	29	32,000	37,358	0.857	

518 W AVE C						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-110-1400		07/01/2020	4400	401	60,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	41	54,000	68,842	0.784	

307 W AVE D						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-230-0400		05/08/2020	4400	401	16,908	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	10,908	46,839	0.233	

211 W AVE C						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-170-0600		03/06/2020	4400	401	57,500	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	67	51,500	96,780	0.532	

410 W AVE C						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-120-1000		02/21/2020	4400	401	57,000	9,907
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	52	47,093	61,012	0.772	

407 W JOHN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-060-0300		01/31/2020	4400	401	86,500	8,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	72	78,500	132,886	0.591	

702 TAHQUAMENON BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
003-270-000-0700		01/24/2020	4400	401	85,000	12,020
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	45	72,980	91,670	0.796	

501 E AVE A						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
041-003-250-7700		12/06/2019	4400	401	40,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	DEFAULT	63	34,000	63,744	0.533	

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210 W MCMILLAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-100-330-1300	11/29/2019 4400	401	66,000	6,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	56	60,000	103,446	0.580

306 W TRUMAN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-148-500-1900	10/30/2019 4400	401	78,000	8,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	53	70,000	105,728	0.662

521 W AVE B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-206-110-1100	09/27/2019 4400	401	73,000	9,672	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	63	63,328	101,136	0.626

302 WASHINGTON BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-003-260-2500	08/21/2019 4400	401	65,000	10,838	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	48	54,162	110,243	0.491

206 E MCMILLAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-410-0300	08/20/2019 4400	401	33,000	3,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	58	29,450	59,362	0.496

214 E AVE A

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-420-0600	08/15/2019 4400	401	72,500	10,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	63	61,900	117,334	0.528

208 E TRUMAN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-100-150-0600	08/02/2019 4400	401	40,000	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	36,000	54,032	0.666

212 W AVE B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-134-450-1500	08/01/2019 4400	401	69,700	4,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	53	65,700	81,274	0.808

412 W JOHN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-003-260-1800	07/31/2019 4400	401	40,000	6,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	34,000	75,834	0.448

411 W VICTORY WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
003-180-000-0550	05/31/2019 4400	401	60,500	8,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	63	52,250	72,674	0.719

430 E MCMILLAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-003-250-6000	05/22/2019 4400	401	24,000	3,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	48	21,000	36,412	0.577

503 NEWBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-100-310-0100	04/01/2019 4400	401	45,000	9,213	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	53	35,787	76,320	0.469

Neighborhoods Used: 4400 - 4400 6T VILLAGE OF NEWBERRY AREA

Single Family Computed Costs by Manual						
* Style *	91.100	81.90	71.80	61.70	51.60	0.50
DEFAULT	3,039,553	3,039,553	3,039,553	3,039,553	3,039,553	3,039,553
	3,039,553	3,039,553	3,039,553	3,039,553	3,039,553	3,039,553

Total Single Family Costs by Manual : 3,039,553
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91.100	81.90	71.80	61.70	51.60	0.50
DEFAULT	1,698,205	1,698,205	1,698,205	1,698,205	1,698,205	1,698,205
	1,698,205	1,698,205	1,698,205	1,698,205	1,698,205	1,698,205

Total Single Family Sale Residual Values : 1,698,205
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
38	9	19.45	31.28	1.074
After Application of E.C.F.s		20.04	32.11	1.077

Economic Condition Factor Estimates (# of data points)						
* Style *	91.100	81.90	71.80	61.70	51.60	0.50
DEFAULT	0.559(38)	0.559(38)	0.559(38)	0.559(38)	0.559(38)	0.559(38)
	0.559(38)	0.559(38)	0.559(38)	0.559(38)	0.559(38)	0.559(38)

Single Family E.C.F. : 0.559 (38)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2019
 Ending Date: 03/31/2021
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 4400 - 4400 6T VILLAGE OF NEWBERRY AREA

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00