

Gerrish Township

Acreage

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels In Sale	Land Table
004-001-009-1510	11315 STEELE ROAD	12/31/20	\$169,000	\$63,375	\$105,625	\$150,545	0.702	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-002-013-0040	1210 ROUGH COURT	07/30/20	\$338,000	\$40,570	\$297,430	\$347,148	0.857	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-002-013-0040	1210 ROUGH COURT	12/30/21	\$385,000	\$40,570	\$344,430	\$347,148	0.992	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-002-013-0045	1209 ROUGH COURT	12/11/20	\$349,800	\$49,264	\$300,536	\$338,351	0.888	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-002-015-0080	11104 SIDERMAN ROAD	09/10/20	\$174,800	\$37,626	\$137,174	\$195,555	0.701	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-002-016-0040	1196 W SUNSET DRIVE	06/25/20	\$129,900	\$46,348	\$83,552	\$192,980	0.433	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-003-003-0100	11654 N CUT ROAD	06/07/21	\$485,000	\$71,309	\$413,691	\$472,710	0.875	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-004-015-0041	3424 W SUNSET DRIVE	12/28/20	\$275,000	\$62,725	\$212,275	\$183,858	1.155	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-005-001-0101	7753 E HIGGINS LAKE DRIVE	03/04/21	\$175,000	\$24,788	\$150,212	\$168,307	0.892	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-005-002-0165	4356 W PINWOOD DRIVE	09/04/20	\$200,000	\$42,576	\$157,424	\$298,519	0.527	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-005-003-0060	4396 W PINWOOD DRIVE	09/03/20	\$109,500	\$39,500	\$70,000	\$108,702	0.644	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-010-003-0030	2416 W MAPLEHURST DRIVE	12/03/20	\$148,500	\$40,892	\$107,608	\$91,964	1.170	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-010-006-0030	2875 W SUNSET DRIVE	07/09/21	\$170,000	\$23,989	\$146,011	\$153,650	0.950	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-010-006-0080	2889 W SUNSET DRIVE	06/02/21	\$186,000	\$46,220	\$139,780	\$186,758	0.748	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-010-010-0120	10280 REDWOOD ROAD	12/01/20	\$180,000	\$21,350	\$158,650	\$311,455	0.509	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-011-005-0080	10771 MURPHY ROAD	12/10/21	\$150,000	\$26,680	\$123,320	\$134,933	0.914	ACR	004-011-005-0068	ALL RESIDENTIAL ACREAGE PARCELS
004-011-005-0085	10771 MURPHY ROAD	12/10/21	\$150,000	\$21,530	\$128,470	\$134,933	0.952	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-011-006-0046	1825 W SUNSET DRIVE	08/31/21	\$265,000	\$57,358	\$207,642	\$270,533	0.768	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-012-002-0130	431 W SUNSET DRIVE	05/25/21	\$60,000	\$18,228	\$41,772	\$177,095	0.236	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-012-002-0145	431 W SUNSET DRIVE	05/25/21	\$60,000	\$22,288	\$37,712	\$177,095	0.213	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-012-004-0040	160 W MAPLEHURST DRIVE	07/09/21	\$200,000	\$55,271	\$144,729	\$167,629	0.863	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-012-005-0165	10920 OAKWOOD DRIVE	04/22/21	\$183,000	\$18,392	\$164,608	\$158,768	1.037	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-012-005-0220	10768 OAKWOOD DRIVE	06/17/21	\$170,900	\$43,367	\$127,533	\$155,155	0.822	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-012-006-0120	10939 OAKWOOD DRIVE	10/19/20	\$143,000	\$15,221	\$127,779	\$178,003	0.718	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-012-007-0235	10655 OAKWOOD DRIVE	09/03/21	\$265,000	\$40,630	\$224,370	\$215,005	1.044	ACR	004-012-007-0260	ALL RESIDENTIAL ACREAGE PARCELS
004-013-001-0080	9781 WHEELER ROAD	09/02/21	\$150,000	\$24,230	\$125,770	\$94,525	1.331	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-013-001-0100	95 W BURDELL ROAD	07/31/20	\$250,000	\$48,000	\$202,000	\$185,006	1.092	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-013-001-0605	9815 WHEELER ROAD	03/10/22	\$215,000	\$20,301	\$194,699	\$201,676	0.965	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-014-001-0040	1091 W BURDELL ROAD	07/01/21	\$350,000	\$57,246	\$292,754	\$265,835	1.101	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-014-001-0070	1050 W BURDELL ROAD	07/31/20	\$130,000	\$46,000	\$84,000	\$127,672	0.658	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-014-009-0030	9305 MURPHY ROAD	08/14/20	\$180,000	\$50,137	\$129,863	\$159,356	0.815	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-014-012-0040	9229 MURPHY ROAD	08/27/20	\$387,000	\$47,990	\$339,010	\$400,876	0.846	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-014-012-0060	1734 ROBINSON LAKE ROAD	09/24/21	\$297,500	\$60,624	\$236,876	\$230,167	1.029	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-015-008-1160	216 MEADOWLARK DRIVE	02/14/22	\$385,000	\$44,790	\$340,210	\$353,845	0.961	ACR		ALL RESIDENTIAL ACREAGE PARCELS
004-015-010-0061	4422 E HIGGINS LAKE DRIVE	07/27/21	\$80,000	\$10,232	\$69,768	\$62,469	1.117	ACR		ALL RESIDENTIAL ACREAGE PARCELS

Gerrish Township

Commercial

2023 ECF Analysis & Determination

Based on Appraisal Study

P.I.N.	Equal True Cash Value	Land + Yard	Bldg Value	Cost Manual	E.C.F.
004-001-021-0100	\$473,622	\$88,713	\$384,909	\$525,748	0.7321
004-001-021-0115	\$74,042	\$12,985	\$61,057	\$58,158	1.0498
004-018-015-0180	\$338,354	\$16,650	\$321,704	\$260,052	1.2371
			\$767,670	\$843,958	0.9096

ECF 0.910

(as applied)

Gerrish Township

Garage Condos

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels In Sale
004-177-001-0000	3272 E HIGGINS LAKE DRIVE	03/02/21	\$15,500	\$10,000	\$5,500	\$9,967	0.552	GRGCO	
004-177-005-0000	3272 E HIGGINS LAKE DRIVE	09/22/21	\$17,900	\$13,250	\$4,650	\$9,967	0.467	GRGCO	
004-177-007-0000	3272 E HIGGINS LAKE DRIVE	09/29/21	\$17,900	\$10,000	\$7,900	\$9,967	0.793	GRGCO	
004-177-021-0000	3272 E HIGGINS LAKE DRIVE	08/06/21	\$18,000	\$10,000	\$8,000	\$9,967	0.803	GRGCO	
004-177-027-0000	3272 E HIGGINS LAKE DRIVE	09/03/21	\$56,000	\$12,600	\$43,400	\$43,671	0.994	GRGCO	004-177-029-0000
004-177-027-0000	3272 E HIGGINS LAKE DRIVE	11/02/21	\$35,500	\$10,000	\$25,500	\$21,836	1.168	GRGCO	
004-177-031-0000	3272 E HIGGINS LAKE DRIVE	12/15/21	\$25,000	\$10,000	\$15,000	\$21,836	0.687	GRGCO	
Totals:			\$185,800		\$109,950	\$127,212			
							E.C.F. =>	0.864	
							Ave. E.C.F. =>	0.780	

Gerrish Township

Industrial

2023 ECF Analysis & Determination

Based on Appraisal Study

P.I.N.	Equal True Cash Value	Land + Yard	Bldg Value	Cost Manual	E.C.F.
004-001-015-0020	\$20,430	\$13,155	\$7,275	\$11,556	0.6295
004-019-006-0020	\$18,270	\$13,721	\$4,549	\$8,800	0.5169
004-019-006-0020	\$13,710	\$6,214	\$7,496	\$8,919	0.8405
			\$19,320	\$29,275	0.6599

ECF 0.659
(as applied)

Gerrish Township

Lakefront

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
004-009-011-0065	135 HAWTHORN TRAIL	07/19/21	\$1,945,000	\$674,825	\$1,270,175	\$820,091	1.549	LKFRT	004-162-007-0000, 004-162-008-0000
004-016-009-0100	146 FLAG POINT DRIVE	07/02/21	\$1,949,999	\$924,302	\$1,025,697	\$687,768	1.491	LKFRT	
004-016-009-0355	168 FLAG POINT DRIVE	12/10/20	\$784,000	\$462,521	\$321,479	\$208,096	1.545	LKFRT	004-016-009-0390
004-020-007-0280	3504 W HIGGINS LAKE DRIVE	06/29/20	\$525,000	\$404,543	\$120,457	\$146,029	0.825	LKFRT	
004-020-007-0280	3504 W HIGGINS LAKE DRIVE	10/25/21	\$898,800	\$404,543	\$494,257	\$146,029	3.385	LKFRT	
004-022-007-0070	153 KENNEDY TRAIL	08/27/20	\$1,595,000	\$642,753	\$952,247	\$863,848	1.102	LKFRT	
004-022-009-0102	351 CHANEY POINT DRIVE	11/10/20	\$635,000	\$458,414	\$176,586	\$143,890	1.227	LKFRT	
004-022-009-0215	329 CHANEY POINT DRIVE	10/15/20	\$885,000	\$393,888	\$491,112	\$327,537	1.499	LKFRT	004-022-009-0277
004-022-011-0025	315 CHANEY POINT DRIVE	08/09/21	\$517,500	\$269,959	\$247,541	\$176,254	1.404	LKFRT	
004-022-011-0040	315 CHANEY POINT DRIVE	08/09/21	\$517,500	\$269,959	\$247,541	\$176,254	1.404	LKFRT	
004-032-005-0100	1828 W HIGGINS LAKE DRIVE	07/06/20	\$479,999	\$335,000	\$144,999	\$153,895	0.942	LKFRT	
004-032-005-0120	1818 W HIGGINS LAKE DRIVE	07/02/20	\$626,875	\$337,391	\$289,484	\$147,394	1.964	LKFRT	
004-032-005-0141	1796 W HIGGINS LAKE DRIVE	10/25/21	\$1,100,000	\$682,146	\$417,854	\$554,454	0.754	LKFRT	
004-032-014-0291	1156 W HIGGINS LAKE DRIVE	06/24/20	\$279,000	\$70,586	\$208,414	\$130,406	1.598	LKFRT	
004-101-016-0000	100 ARBUTUS LANE	12/29/21	\$708,000	\$570,850	\$137,150	\$126,290	1.086	LKFRT	
004-105-104-0000	1929 E HIGGINS LAKE DRIVE	10/19/20	\$550,000	\$403,743	\$146,257	\$92,561	1.580	LKFRT	
004-144-005-0000	104 SNOWBELL DRIVE	06/19/20	\$678,000	\$386,599	\$291,401	\$302,675	0.963	LKFRT	004-141-005-0000
004-145-003-0000	690 W HIGGINS LAKE DRIVE	07/09/21	\$1,100,000	\$457,792	\$642,208	\$341,484	1.881	LKFRT	
004-241-014-0000	111 CHANEY POINT DRIVE	07/20/21	\$739,000	\$288,100	\$450,900	\$82,989	5.433	LKFRT	
004-255-014-0000	205 CHANEY POINT DRIVE	10/29/20	\$719,000	\$495,800	\$223,200	\$136,783	1.632	LKFRT	
004-265-002-0000	102 LAKEWOOD AVE	11/01/21	\$570,000	\$343,876	\$226,124	\$166,850	1.355	LKFRT	
004-265-003-0000	104 LAKEWOOD AVE	11/19/21	\$649,900	\$342,358	\$307,542	\$101,516	3.029	LKFRT	
004-265-007-0000	200 LAKEWOOD AVE	10/09/20	\$900,000	\$638,320	\$261,680	\$151,667	1.725	LKFRT	
004-331-002-0000	130 FLAG POINT DRIVE	09/10/21	\$285,000	\$149,000	\$136,000	\$111,543	1.219	LKFRT	
004-331-006-0000	130 FLAG POINT DRIVE	09/01/21	\$297,000	\$149,000	\$148,000	\$95,896	1.543	LKFRT	
004-333-002-0000	126 FLAG POINT DRIVE	08/26/21	\$289,900	\$149,000	\$140,900	\$118,185	1.192	LKFRT	
004-335-001-0000	122 FLAG POINT DRIVE	11/20/20	\$237,500	\$149,000	\$88,500	\$97,266	0.910	LKFRT	
004-335-002-0000	122 FLAG POINT DRIVE	10/14/20	\$250,000	\$149,000	\$101,000	\$98,372	1.027	LKFRT	
004-336-006-0000	120 FLAG POINT DRIVE	02/11/21	\$240,000	\$149,000	\$91,000	\$89,773	1.014	LKFRT	
004-430-030-0000	136 STONEY TRAIL	10/23/20	\$594,330	\$263,497	\$330,833	\$286,079	1.156	LKFRT	
004-440-003-0000	100 NORWALK DRIVE	07/07/20	\$396,800	\$339,311	\$57,489	\$73,992	0.777	LKFRT	

Gerrish Township
 2023 ECF Analysis & Determination

Mobile Homes
 (All Neighborhoods)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale
004-121-001-0000	6019 CORNELL ROAD	06/22/21	\$20,000	\$8,552	\$11,448	\$44,909	0.255	MOBILE HOME	
004-121-021-0000	206 PONTCHARTRAIN LANE	06/04/21	\$30,000	\$7,528	\$22,472	\$31,720	0.708	MOBILE HOME	
004-122-033-0000	308 PONTCHARTRAIN LANE	09/15/21	\$27,000	\$9,449	\$17,551	\$57,739	0.304	MOBILE HOME	
004-221-018-0000	101 BEAR CUB TRAIL	04/22/20	\$23,000	\$3,837	\$19,163	\$36,897	0.519	MOBILE HOME	004-221-020-0000
004-221-018-0000	101 BEAR CUB TRAIL	04/23/21	\$36,000	\$3,837	\$32,163	\$36,897	0.872	MOBILE HOME	004-221-020-0000
004-221-026-0000	117 BEAR CUB TRAIL	02/18/22	\$35,000	\$4,426	\$30,574	\$24,015	1.273	MOBILE HOME	004-221-027-0000
004-221-039-0000	202 HIGHLAND DRIVE	05/22/20	\$31,800	\$3,971	\$27,829	\$36,687	0.759	MOBILE HOME	
004-221-042-0000	120 BEAR CUB TRAIL	02/18/22	\$47,500	\$10,912	\$36,588	\$44,366	0.825	MOBILE HOME	
004-223-092-1000	502 HIGHLAND DRIVE	08/26/20	\$39,500	\$12,438	\$27,062	\$23,319	1.161	MOBILE HOME	
004-223-137-0000	218 MINK DRIVE	06/10/20	\$29,500	\$7,054	\$22,446	\$29,897	0.751	MOBILE HOME	
004-223-137-0000	218 MINK DRIVE	03/30/22	\$31,500	\$2,651	\$28,849	\$29,897	0.965	MOBILE HOME	
004-223-152-0000	245 MINK DRIVE	07/09/20	\$15,000	\$5,381	\$9,619	\$42,673	0.225	MOBILE HOME	
004-223-156-0000	205 MARYWOOD DRIVE	10/09/20	\$12,000	\$8,526	\$3,474	\$18,915	0.184	MOBILE HOME	
004-223-182-1000	401 HIGHLAND DRIVE	09/14/20	\$34,000	\$18,666	\$15,334	\$49,700	0.309	MOBILE HOME	
004-224-208-0000	146 LORNA LANE	09/16/21	\$61,150	\$14,886	\$46,264	\$51,834	0.893	MOBILE HOME	
004-225-241-0000	129 BLACK BEAR DRIVE	10/09/20	\$41,500	\$12,804	\$28,696	\$64,640	0.444	MOBILE HOME	
Totals:			\$514,450		\$379,532	\$624,107			
							E.C.F. =>	0.608	
							Ave. E.C.F. =>	0.653	

Gerrish Township
 2023 ECF Analysis & Determination

Private Lake Access

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
004-032-005-0295	1736 W HIGGINS LAKE DRIVE	09/03/20	\$325,000	\$60,594	\$264,406	\$224,553	1.177	PLA
004-170-033-1000	6236 N FLINT ROAD	05/14/21	\$249,000	\$173,760	\$75,240	\$81,365	0.925	PLA
004-440-020-0000	127 NORWALK DRIVE	11/15/21	\$145,000	\$41,214	\$103,786	\$51,293	2.023	PLA
004-440-024-1000	115 NORWALK DRIVE	06/24/21	\$95,000	\$80,000	\$15,000	\$70,727	0.212	PLA
004-445-001-0010	2886 W HIGGINS LAKE DRIVE	10/20/20	\$385,000	\$221,181	\$163,819	\$164,366	0.997	PLA
004-611-028-0000	101 HOLLY LANE	09/24/20	\$170,000	\$72,378	\$97,622	\$109,276	0.893	PLA
004-613-065-0000	108 SUNRISE DRIVE	06/05/20	\$225,000	\$82,768	\$142,232	\$165,090	0.862	PLA
004-625-001-0000	118 PLEASANT VIEW AVE	09/29/20	\$350,000	\$120,669	\$229,331	\$200,894	1.142	PLA
004-625-004-0000	112 PLEASANT VIEW AVE	09/25/20	\$225,000	\$121,501	\$103,499	\$96,223	1.076	PLA
004-625-017-0000	115 GRANDVIEW AVE	07/17/20	\$320,000	\$162,933	\$157,067	\$145,728	1.078	PLA
004-625-039-0000	1691 W HIGGINS LAKE DRIVE	09/25/20	\$180,000	\$78,243	\$101,757	\$155,553	0.654	PLA
004-625-045-0000	214 DUNLOP DRIVE	04/07/21	\$182,000	\$61,303	\$120,697	\$79,759	1.513	PLA
004-630-032-0000	117 SURFSIDE DRIVE	11/12/21	\$630,000	\$309,333	\$320,667	\$332,571	0.964	PLA
Totals:			\$3,481,000		\$1,895,123	\$1,877,398		
							E.C.F. =>	1.009
							Ave. E.C.F. =>	1.040

Gerrish Township

Subs-off lake

2023 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
004-110-014-0000	121 ARGUS COURT	04/09/21	\$194,500	\$19,336	\$175,164	\$199,828	0.877	SUBS	
004-110-024-0000	3784 E HIGGINS LAKE DRIVE	07/09/20	\$98,000	\$19,493	\$78,507	\$121,905	0.644	SUBS	
004-110-028-1000	3730 E HIGGINS LAKE DRIVE	11/11/20	\$167,800	\$24,808	\$142,992	\$181,804	0.787	SUBS	
004-110-040-0000	132 ARGUS COURT	09/15/20	\$100,000	\$13,852	\$86,148	\$127,988	0.673	SUBS	
004-130-003-0000	7020 E HIGGINS LAKE DRIVE	12/04/20	\$247,700	\$28,618	\$219,082	\$299,375	0.732	SUBS	004-131-020-0000
004-131-021-0000	118 JAMES SQUARE	09/10/21	\$450,000	\$21,729	\$428,271	\$543,233	0.788	SUBS	
004-135-002-0000	4889 FLYNN STREET	07/30/21	\$217,000	\$21,643	\$195,357	\$201,389	0.970	SUBS	
004-160-007-0000	231 RISING FAWN TRAIL	12/14/20	\$155,000	\$38,678	\$116,322	\$173,973	0.669	SUBS	
004-160-011-0000	249 RISING FAWN TRAIL	11/03/21	\$260,000	\$29,624	\$230,376	\$214,136	1.076	SUBS	
004-160-017-0000	285 RISING FAWN TRAIL	09/23/20	\$155,000	\$42,224	\$112,776	\$191,144	0.590	SUBS	
004-165-046-0000	11300 FAIRWAY DRIVE	09/15/20	\$150,000	\$23,398	\$126,602	\$271,385	0.467	SUBS	
004-180-012-0000	8834 EDWARD KUMM DRIVE	04/15/20	\$112,500	\$16,951	\$95,549	\$111,835	0.854	SUBS	
004-180-016-0000	8770 EDWARD KUMM DRIVE	02/16/21	\$150,000	\$20,000	\$130,000	\$126,683	1.026	SUBS	
004-180-021-0000	8829 EDWARD KUMM DRIVE	10/16/20	\$126,200	\$19,566	\$106,634	\$129,085	0.826	SUBS	
004-200-018-0000	206 FAIRVIEW LANE	10/15/21	\$55,000	\$16,761	\$38,239	\$36,891	1.037	SUBS	
004-200-023-0000	8870 N TOWNLINE ROAD	10/21/20	\$97,900	\$9,833	\$88,067	\$61,816	1.425	SUBS	
004-210-003-0000	7565 E HIGGINS LAKE DRIVE	01/06/22	\$280,000	\$16,837	\$263,163	\$234,225	1.124	SUBS	
004-210-005-1000	7467 E HIGGINS LAKE DRIVE	07/06/20	\$115,000	\$32,190	\$82,810	\$120,606	0.687	SUBS	
004-210-014-0000	7377 E HIGGINS LAKE DRIVE	01/04/22	\$115,000	\$24,217	\$90,783	\$88,250	1.029	SUBS	004-210-012-0000
004-215-005-1000	678 W SUNSET DRIVE	02/23/21	\$199,400	\$33,603	\$165,797	\$192,705	0.860	SUBS	
004-215-007-0000	624 W SUNSET DRIVE	06/29/21	\$123,000	\$19,159	\$103,841	\$144,915	0.717	SUBS	
004-215-013-0000	518 W SUNSET DRIVE	10/07/20	\$100,000	\$14,305	\$85,695	\$103,054	0.832	SUBS	
004-230-002-0000	5390 E HIGGINS LAKE DRIVE	05/26/21	\$114,900	\$11,175	\$103,725	\$81,660	1.270	SUBS	
004-230-011-0000	5998 E HIGGINS LAKE DRIVE	11/30/21	\$119,000	\$13,448	\$105,552	\$105,283	1.003	SUBS	
004-230-013-0000	6026 E HIGGINS LAKE DRIVE	04/09/20	\$75,900	\$11,175	\$64,725	\$114,882	0.563	SUBS	
004-230-031-1000	106 RED FOX COURT	06/19/20	\$145,000	\$32,631	\$112,369	\$204,382	0.550	SUBS	
004-230-040-0000	122 RED FOX COURT	07/06/21	\$120,000	\$11,175	\$108,825	\$102,873	1.058	SUBS	
004-230-047-0000	119 DEER COURT	10/21/20	\$70,000	\$12,292	\$57,708	\$111,949	0.515	SUBS	
004-230-063-0000	112 DEER COURT	08/14/20	\$95,000	\$13,853	\$81,147	\$121,203	0.670	SUBS	
004-230-064-0000	114 DEER COURT	04/05/21	\$165,000	\$13,853	\$151,147	\$172,329	0.877	SUBS	
004-230-071-0000	127 BLACK SQUIRREL COURT	07/02/20	\$135,000	\$16,243	\$118,757	\$140,736	0.844	SUBS	

004-293-137-0000	9869 CHASE BLVD	07/27/20	\$133,800	\$20,783	\$113,017	\$138,785	0.814	SUBS
004-293-142-0000	9817 CHASE BLVD	10/23/20	\$86,000	\$16,763	\$69,237	\$81,212	0.853	SUBS
004-402-016-0000	705 HITCHCOCK AVE	11/15/21	\$150,000	\$36,761	\$113,239	\$115,663	0.979	SUBS
004-422-043-0000	335 HOLTON STREET	10/20/20	\$57,000	\$9,324	\$47,676	\$43,478	1.097	SUBS 004-422-041-0000
004-423-025-0000	201 SLY STREET	08/06/20	\$125,000	\$10,971	\$114,029	\$116,957	0.975	SUBS
004-429-019-0000	310 FLAG POINT DRIVE	04/17/20	\$82,000	\$8,097	\$73,903	\$48,267	1.531	SUBS
004-450-004-0000	2867 E HIGGINS LAKE DRIVE	05/15/20	\$107,000	\$20,840	\$86,160	\$99,486	0.866	SUBS
004-450-004-0000	2867 E HIGGINS LAKE DRIVE	08/05/21	\$138,900	\$20,840	\$118,060	\$99,486	1.187	SUBS
004-450-009-0000	364 GREEN STREET	08/11/20	\$94,500	\$21,613	\$72,887	\$88,391	0.825	SUBS
004-455-037-0000	206 DEWBERRY LANE	11/05/21	\$203,900	\$18,388	\$185,512	\$135,373	1.370	SUBS
004-466-024-0000	234 POCAHONTAS AVE	12/10/21	\$180,000	\$12,733	\$167,267	\$139,842	1.196	SUBS
004-468-014-0000	438 MAGNOLIA AVE	08/24/21	\$210,000	\$25,452	\$184,548	\$171,298	1.077	SUBS
004-500-001-0000	4694 E HIGGINS LAKE DRIVE	07/22/21	\$80,000	\$17,247	\$62,753	\$91,037	0.689	SUBS
004-500-005-0000	4784 E HIGGINS LAKE DRIVE	06/30/21	\$261,500	\$25,917	\$235,583	\$164,301	1.434	SUBS
004-500-006-0000	4836 E HIGGINS LAKE DRIVE	07/02/21	\$257,500	\$18,247	\$239,253	\$229,724	1.041	SUBS
004-500-015-0000	2829 W BURDELL ROAD	07/27/21	\$142,000	\$23,699	\$118,301	\$130,168	0.909	SUBS
004-500-026-0000	214 PINEHAVEN DRIVE	11/05/21	\$28,000	\$16,250	\$11,750	\$33,559	0.350	SUBS
004-525-012-0000	103 ROLLING OAK LANE	06/19/20	\$208,500	\$13,586	\$194,914	\$225,576	0.864	SUBS 004-010-014-1200
004-525-013-0000	101 ROLLING OAK LANE	12/10/21	\$220,000	\$22,642	\$197,358	\$258,621	0.763	SUBS
004-530-004-0000	11125 BAYER ROAD	11/20/20	\$205,000	\$27,541	\$177,459	\$227,144	0.781	SUBS 004-530-003-0000
004-530-030-0000	106 JACK PINE DRIVE	11/13/20	\$159,400	\$16,434	\$142,966	\$158,394	0.903	SUBS
004-540-022-1000	200 BELGRAD ROAD	02/28/22	\$267,000	\$35,152	\$231,848	\$208,329	1.113	SUBS
004-551-006-0000	432 KENWOOD AVE	10/25/21	\$65,000	\$14,011	\$50,989	\$44,635	1.142	SUBS
004-551-010-0000	422 KENWOOD AVE	03/12/21	\$55,000	\$23,490	\$31,510	\$54,147	0.582	SUBS 004-551-032-0000
004-553-001-0000	438 WOODLAWN AVE	08/30/21	\$45,000	\$11,844	\$33,156	\$89,319	0.371	SUBS
004-555-014-0000	410 SPARROW AVE	08/28/20	\$65,000	\$10,702	\$54,298	\$46,011	1.180	SUBS
004-555-014-0000	410 SPARROW AVE	07/16/21	\$99,000	\$10,702	\$88,298	\$46,011	1.919	SUBS
004-555-018-0000	406 SPARROW AVE	05/25/21	\$132,000	\$23,294	\$108,706	\$70,578	1.540	SUBS 004-555-016-0000
004-559-008-0000	326 EAGLE AVE	08/06/20	\$52,500	\$8,502	\$43,998	\$83,588	0.526	SUBS
004-559-008-0000	326 EAGLE AVE	10/06/21	\$150,000	\$8,502	\$141,498	\$83,588	1.693	SUBS
004-559-030-0000	6171 E HIGGINS LAKE DRIVE	06/23/20	\$114,000	\$14,173	\$99,827	\$128,307	0.778	SUBS
004-560-019-0000	901 ILLINOIS AVE	12/11/20	\$129,900	\$7,650	\$122,250	\$98,368	1.243	SUBS
004-570-032-1000	203 SIESTA TRAIL	07/27/20	\$130,500	\$29,686	\$100,814	\$173,970	0.579	SUBS
004-570-042-0000	102 SIESTA TRAIL	07/07/21	\$192,500	\$17,394	\$175,106	\$191,928	0.912	SUBS

E.C.F. => 0.892

Ave. E.C.F. => 0.937
