

Unit 05-04 - CUSTER TOWNSHIP - ECF 2025							
Code	Description	RESIDENTIAL	TOWN HOMES / DUPLXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL
		1001	1001 ACTIVE AG	1.088	1.088	1.270	1.08
2001	2001 COMMERCIAL	1.088	1.088	1.270	1.08	0.750	1.00
4001	4001 ACREAGE	1.088	1.088	1.270	1.08	0.750	1.00
4002	4002 LAKE BELLAIRE	1.683	1.088	1.270	1.08	0.750	1.00
4003	4003GRASS RIVER	1.683	1.088	1.270	1.08	0.750	1.00
4004	4004 SCHUSS VILLAGE	1.577	1.577	1.577	1.08	0.750	1.00
4005	4005 SUMMIT VILLAGE	1.577	1.577	1.577	1.08	0.750	1.00
4006	4006 CEDAR RIVER	1.683	1.088	1.270	1.08	0.750	1.00
4007	4007THREE LAKES	1.683	1.088	1.270	1.08	0.750	1.00
4008	4008 CEDAR RR SUB	1.577	1.577	1.577	1.08	0.750	1.00
4009	4009 GOLF COURSES-SLOPE SIDE	1.683	1.088	1.270	1.08	0.750	1.00
4010	4010 TWP SUB	1.088	1.088	1.270	1.08	0.750	1.00
4100	4100 CONDOS	1.647	1.088	1.270	1.08	1.985	1.00

### Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	ldg. Residua	Cost Man. \$	E.C.F.
05-04-018-013-00	8547 CEDAR LN	05/25/22	\$45,000	WD	03-ARM'S LENG	\$45,000	\$24,865	\$20,135	\$77,859	0.259
05-04-026-002-00	10300 BAILEY RD	10/05/22	\$60,000	WD	03-ARM'S LENG	\$60,000	\$40,340	\$19,660	\$72,389	0.272
05-04-030-003-10	5142 BEBB RD	05/08/23	\$95,000	WD	03-ARM'S LENG	\$95,000	\$19,526	\$75,474	\$125,148	0.603
05-04-007-006-00	5547 GRASS RIVER	04/25/22	\$179,900	LC	03-ARM'S LENG	\$179,900	\$50,000	\$129,900	\$190,353	0.682
05-04-011-015-20	7634 GETAWAY LN	11/04/22	\$373,000	WD	03-ARM'S LENG	\$373,000	\$108,879	\$264,121	\$370,020	0.714
05-04-016-005-40	3578 ALDEN HWY	10/20/22	\$91,000	WD	03-ARM'S LENG	\$91,000	\$45,095	\$45,905	\$57,348	0.800
05-04-006-002-00	6370 S M-88 HWY	09/08/23	\$150,000	WD	03-ARM'S LENG	\$150,000	\$14,950	\$135,050	\$167,981	0.804
05-04-004-013-10	6598 DEL MASON	12/09/22	\$100,000	WD	03-ARM'S LENG	\$100,000	\$10,744	\$89,256	\$101,707	0.878
05-04-024-002-35	402 W ELDER RD	11/14/22	\$185,000	WD	03-ARM'S LENG	\$185,000	\$49,875	\$135,125	\$149,955	0.901
05-04-011-004-00	7098 SCHUSS MOL	11/30/23	\$279,000	WD	03-ARM'S LENG	\$279,000	\$130,800	\$148,200	\$164,094	0.903
05-04-029-005-20	10566 LAKE OF TH	07/18/23	\$145,000	WD	03-ARM'S LENG	\$145,000	\$19,290	\$125,710	\$130,817	0.961
05-04-008-015-30	7525 TRANQUILIT'	05/08/23	\$850,000	WD	19-MULTI PARCE	\$850,000	\$130,378	\$719,622	\$609,913	1.180
05-04-009-005-10	7363 S M-88 HWY	06/15/22	\$1,300,000	WD	03-ARM'S LENG	\$1,300,000	\$200,044	\$1,099,956	\$931,616	1.181
05-04-018-001-11	5146 ALDEN HWY	02/03/23	\$375,000	WD	03-ARM'S LENG	\$375,000	\$85,107	\$289,893	\$244,058	1.188
05-04-032-007-20	11135 GILDAS RD	12/21/22	\$300,000	WD	03-ARM'S LENG	\$300,000	\$73,591	\$226,409	\$168,105	1.347
05-04-021-015-00	3850 W ELDER RD	05/01/23	\$135,000	WD	03-ARM'S LENG	\$135,000	\$89,210	\$45,790	\$33,022	1.387
05-04-025-012-00	10405 BAILEY RD	03/11/24	\$295,000	WD	03-ARM'S LENG	\$295,000	\$40,034	\$254,966	\$183,275	1.391
05-04-007-010-00	7102 S M-88 HWY	05/03/23	\$124,000	LC	03-ARM'S LENG	\$124,000	\$13,000	\$111,000	\$77,286	1.436
05-04-012-002-30	310 W SIMPSON R	09/27/23	\$435,000	WD	03-ARM'S LENG	\$435,000	\$31,186	\$403,814	\$280,525	1.439
05-04-011-002-40	7105 SCHUSS MOL	04/07/22	\$66,000	WD	03-ARM'S LENG	\$66,000	\$13,320	\$52,680	\$36,472	1.444
05-04-011-012-45	7863 WILDWOOD	09/18/23	\$175,000	WD	19-MULTI PARCE	\$175,000	\$30,470	\$144,530	\$99,267	1.456
05-04-024-011-30	9663 BAILEY RD	11/04/22	\$144,000	WD	03-ARM'S LENG	\$144,000	\$40,000	\$104,000	\$66,370	1.567
05-04-009-007-50	7782 DEL MASON	11/20/23	\$305,000	WD	19-MULTI PARCE	\$305,000	\$70,314	\$234,686	\$149,489	1.570
<b>Totals:</b>			<b>\$6,206,900</b>			<b>\$6,206,900</b>	<b>\$4,875,882</b>	<b>\$4,487,068</b>		<b>1.087</b>

Lake Bellaire, Green River, Cedar River, Three Lakes, Golf Courses-Slope Side

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Cur. Asmnt.	Bldg. Residual	Cost Man. \$	E.C.F.
05-04-390-003-00	4492 FOREST TRL	08/17/23	\$625,000	WD	03-ARM'S	\$524,200	\$595,000	\$586,293	1.015
05-04-390-083-00	4991 LEGEND TRL	08/19/22	\$565,000	WD	03-ARM'S	\$369,000	\$548,100	\$437,883	1.252
05-04-190-010-00	5008 FOREST TRL	06/30/22	\$750,000	WD	03-ARM'S	\$457,400	\$722,852	\$538,936	1.341
05-04-027-026-00	10382 EAGLE RIDGE TRL	02/22/24	\$965,000	WD	03-ARM'S	\$534,800	\$898,445	\$609,004	1.475
05-04-390-086-00	4984 LEGEND TRL	09/20/23	\$765,000	WD	03-ARM'S	\$417,000	\$741,863	\$492,320	1.507
05-04-475-004-00	1255 CEDAR RIVER DR	09/29/22	\$480,000	WD	03-ARM'S	\$253,300	\$448,094	\$288,244	1.555
05-04-390-015-00	4656 FOREST TRL	12/20/23	\$705,000	WD	03-ARM'S	\$332,800	\$685,143	\$392,066	1.748
05-04-475-006-00	1201 CEDAR RIVER DR	09/07/22	\$315,000	WD	03-ARM'S	\$142,100	\$290,000	\$157,352	1.843
05-04-525-004-00	2218 W SCHUSS MOUNT	12/14/23	\$409,000	WD	03-ARM'S	\$182,000	\$393,534	\$211,633	1.860
05-04-006-029-00	5717 BRAKE RD	05/17/22	\$705,000	WD	03-ARM'S	\$231,200	\$494,250	\$152,755	3.236
<b>Totals:</b>			<b>\$6,284,000</b>			<b>\$3,443,800</b>	<b>\$5,817,281</b>	<b>\$3,866,487</b>	
						<b>Sale. Ratio =&gt;</b>			
						<b>Std. Dev. =&gt;</b>	<b>E.C.F. =&gt;</b>	<b>1.683</b>	

Schuss Village, Cedar RR Subs, Summit Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$ and + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
05-04-125-013-00	2974 ALPENHAUS LN	01/17/24	\$405,000	WD	19-MULTI PARCEL	\$405,000	\$22,678	\$382,322	\$283,924	1.347
05-04-400-071-00	6711 TANNE VALDEN S	08/14/23	\$136,763	WD	03-ARM'S LENGTH	\$136,763	\$6,119	\$130,644	\$96,773	1.350
05-04-325-009-00	6586 HEIDELDORF DR	12/21/23	\$327,500	LC	03-ARM'S LENGTH	\$327,500	\$6,668	\$320,832	\$235,413	1.363
05-04-325-029-00	6549 COURCHEVEL LN	08/31/23	\$272,000	WD	19-MULTI PARCEL	\$272,000	\$9,605	\$262,395	\$183,239	1.432
05-04-165-005-00	6289 EAGLE'S NEST CT	02/23/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$17,500	\$382,500	\$257,962	1.483
05-04-225-034-00	2778 W SCHUSS MOUNT	08/31/23	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$5,016	\$298,984	\$196,501	1.522
05-04-003-001-45	6970 OBERVALDEN DR	01/13/24	\$697,500	WD	03-ARM'S LENGTH	\$697,500	\$25,453	\$672,047	\$441,073	1.524
05-04-325-040-00	6424 COURCHEVEL LN	05/19/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$5,555	\$279,445	\$179,380	1.558
05-04-150-022-01	6011 WONDER STRASS	01/31/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$22,800	\$452,200	\$286,773	1.577
05-04-175-040-00	4507 RIDGE RUN	09/22/23	\$472,900	WD	03-ARM'S LENGTH	\$472,900	\$8,000	\$464,900	\$281,217	1.653
05-04-350-064-00	2992 SPITZE STRASSE	12/16/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$8,358	\$271,642	\$160,924	1.688
05-04-100-008-00	6417 ZEDER STRASSE	02/17/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$11,400	\$308,600	\$179,914	1.715
05-04-400-026-00	6879 OBERVALDEN DR	10/11/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$4,400	\$220,600	\$123,473	1.787
05-04-175-079-00	3834 DESKIN DR	10/06/23	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$10,147	\$476,853	\$259,702	1.836
05-04-560-012-00	6694 VIENNA WAY	08/11/23	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$14,000	\$545,000	\$289,261	1.884
05-04-225-025-00		09/13/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$9,550	\$160,450	\$84,580	1.897
<b>Totals:</b>			<b>\$5,816,663</b>			<b>\$5,816,663</b>	<b>\$5,629,414</b>	<b>\$3,540,108</b>		
						<b>E.C.F. =&gt;</b>	<b>1.577</b>			
						<b>Ave. E.C.F.:</b>	<b>1.601</b>			

## Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
008-004-002-11	3790 US 131 NE	02/09/23	\$250,000	WD	03-ARM'S LENC	\$ 76,757	\$ 173,243	\$ 314,092	0.5516
008-004-011-30	3485 INWOOD CIR N	04/22/22	\$225,000	LC	03-ARM'S LENC	\$ 65,692	\$ 159,308	\$ 335,152	0.4753
008-012-011-00	3601 CO RD 612 NE	10/03/23	\$200,000	LC	19-MULTI PARC	\$ 107,936	\$ 92,064	\$ 171,539	0.5367
008-016-032-00	787 KETTLE LK RD NE	02/16/23	\$135,000	LC	03-ARM'S LENC	\$ 65,063	\$ 69,937	\$ 97,513	0.7172
008-031-014-00	1202 THOMAS RD SW	01/18/24	\$400,000	LC	03-ARM'S LENC	\$ 69,072	\$ 330,928	\$ 369,880	0.8947
05-11-117-002-00	8306 S US 131	06/16/22	\$675,000	PTA	03-ARM'S LENC	\$ 230,093	\$ 444,907	\$ 424,041	1.0492
041-008-022-45	2305 US 131 NW	12/20/23	\$289,000	WD	03-ARM'S LENC	\$ 113,620	\$ 175,380	\$ 234,924	0.7465
041-160-007-00	210 N CEDAR ST	08/29/22	\$400,000	WD	03-ARM'S LENC	\$ 218,310	\$ 181,690	\$ 281,574	0.6453
041-160-008-00	302 N CEDAR ST	07/10/23	\$200,000	WD	03-ARM'S LENC	\$ 127,200	\$ 72,800	\$ 190,868	0.3814
041-160-019-10	702 N CEDAR ST	02/15/24	\$575,000	WD	03-ARM'S LENC	\$ 209,203	\$ 365,797	\$ 915,298	0.3996
041-402-001-00	403 W MILE RD NW	08/11/22	\$1,175,000	WD	03-ARM'S LENC	\$ 139,920	\$ 1,035,080	\$ 637,526	1.6236
041-493-001-00	207 N CEDAR ST	07/10/23	\$230,000	WD	03-ARM'S LENC	\$ 116,201	\$ 113,799	\$ 242,954	0.4684
041-561-001-00	809 N CEDAR ST	01/17/23	\$1,310,863	CD	03-ARM'S LENC	\$ 268,557	\$ 1,042,306	\$ 1,332,866	0.7820
041-561-001-00	809 N CEDAR ST	01/18/23	\$873,908	CD	03-ARM'S LENC	\$ 268,557	\$ 1,916,214	\$ 1,332,866	1.4377
041-564-009-00	705 N CEDAR ST	08/19/22	\$300,000	WD	03-ARM'S LENC	\$ 150,944	\$ 149,056	\$ 366,391	0.4068
041-640-001-00	319 PINE ST	03/18/24	\$100,000	WD	03-ARM'S LENC	\$ 27,840	\$ 72,160	\$ 84,532	0.8536
041-726-011-00	103 THIRD ST	05/15/23	\$750,000	WD	19-MULTI PARC	\$ 148,400	\$ 601,600	\$ 1,106,819	0.5435
041-727-017-00	318 S CEDAR ST	06/01/23	\$300,000	LC	03-ARM'S LENC	\$ 21,200	\$ 278,800	\$ 315,031	0.8850
041-728-019-00	248 S CEDAR ST	09/19/22	\$295,000	LC	03-ARM'S LENC	\$ 41,976	\$ 253,024	\$ 230,506	1.0977
041-729-007-00	112 S CEDAR ST	04/21/22	\$344,000	CD	03-ARM'S LENC	\$ 146,106	\$ 197,894	\$ 506,540	0.3907
041-729-008-00	122 S CEDAR ST	11/30/23	\$246,000	WD	03-ARM'S LENC	\$ 139,920	\$ 106,080	\$ 254,543	0.4167
041-739-001-00	202 ELM ST	06/30/23	\$800,000	MLC	19-MULTI PARC	\$ 124,378	\$ 675,622	\$ 546,173	1.2370
041-800-003-20	215 S CEDAR ST	08/02/22	\$255,000	WD	03-ARM'S LENC	\$ 75,048	\$ 179,952	\$ 194,329	0.9260
05-45-017-044-00	309 N DANFORTH	07/11/23	\$41,000	WD	03-ARM'S LENC	\$ 25,548	\$ 15,452	\$ 32,134	0.4809
05-45-020-086-00	604 S WILLIAMS	09/18/23	\$68,000	WD	03-ARM'S LENC	\$ 6,600	\$ 61,400	\$ 1,010,836	0.0607
						All	\$ 8,764,493	\$ 11,528,927	0.7602
						Twp	\$ 1,270,387	\$ 1,712,217	0.7420
						Village	\$ 7,494,106	\$ 9,816,710	0.7634
								.75 used	