

Curtis Township-2025 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
031-026-200-060-00	4131 DECOSTA RD	11/28/2023	100000	WD	100000	199857	60737	39263	168834.9531	0.233	1728	22.72164352	RPA		RURAL PARCELS 10+	401
030-024-400-015-00	3908 S BISSONETTE RD	6/30/2023	70000	WD	70000	97631	58200	11800	47853.15625	0.247	1566	7.535121328	RPA		RURAL PARCELS 10+	401
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	115000	157846	93843	21157	77673.54688	0.272	938	22.5554371	RPA	031-020-200-015-10, 031-020-200-016-00	RURAL PARCELS 10+	401
031-027-300-005-00	4280 S M65	8/23/2023	335000	WD	335000	346875	155148	179852	238373.7813	0.754	1284	140.0716511	RPA	031-027-300-015-00	RURAL PARCELS 10+	401
031-021-200-025-00	3608 S M65	8/28/2023	97000	WD	97000	93509	28665	68335	78694.17335	0.868	864	79.09143519	101		AGRICULTURAL	101
030-031-200-015-01	4631 SOUTH BRANCH RD	3/13/2024	400000	WD	400000	380249	124871	275129	309924.75	0.888	1568	175.4649235	RPA		RURAL PARCELS 10+	401
031-028-300-014-00	4949 WEBSTER RD	12/9/2022	190000	WD	190000	176441	68973	121027	130422.3281	0.928	1368	88.47002924	RP1		RURAL PARCELS 10+	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700	WD	197700	166973	30299	167401	165866.5	1.009	1040	160.9625	RPA		RURAL PARCELS 10+	401
031-013-400-050-02	3180 CLOUSE RD	2/29/2024	225000	WD	225000	188627	45500	179500	173697.8125	1.033	1120	160.2678571	RPA		RURAL PARCELS 10+	401
031-019-300-020-01	3935 S BISSONETTE RD	8/3/2022	200000	WD	200000	165465	43325	156675	148228.1563	1.057	864	181.3368056	RPA		RURAL PARCELS 10+	401
030-017-200-025-00	8331 WISSMILLER RD	4/28/2023	254400	WD	254400	206568	48854	205546	191400.4844	1.074	1232	166.8392857	RPA		RURAL PARCELS 10+	401
031-014-100-015-00	3781 W F30	8/15/2022	350000	WD	350000	270790	89449	260551	220074.0313	1.184	1400	186.1078571	RP1	031-014-100-019-01	RURAL PARCELS 10+	401
031-024-300-030-00	3330 W BELL RD	10/26/2023	189000	WD	189000	148429	58500	130500	109137.1328	1.196	864	151.0416667	RPA		RURAL PARCELS 10+	401
										0.826						

For 2025, use 0.82 for Curtis Twp Ag Parcels

Curtis Township-2025 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Property Class
031-016-300-010-50	3358 S M65	10/27/2023	69000	69000	70891	17707	51293	106368	0.482	720	71.24027778	201		201
032-270-001-003-01	5094 W BAMFIELD RD	7/3/2023	39000	39000	35783	9886	29114	51794	0.562	1600	18.19625	201		201

0.522

For 2025, use 0.52 for Curtis Twp Commercial & Industrial

Curtis Township-2025 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Property Class
031-016-300-010-50	3358 S M65	10/27/2023	69000	69000	70891	17707	51293	106368	0.482	720	71.24027778	201		201
032-270-001-003-01	5094 W BAMFIELD RD	7/3/2023	39000	39000	35783	9886	29114	51794	0.562	1600	18.19625	201		201

0.522

For 2025, use 0.52 for Curtis Twp Commercial & Industrial

Curtis Township-2025 ECF Analysis Hunters Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
032-250-000-001-00	4330 NEVILLE RD	9/1/2022	53500	WD	53500	98127	12982	40518	130191.1328	0.311	1352	29.96893491	NLB		NORTH LAKE BACK	401
031-010-300-010-00	2781 NORTH LAKE RD	12/6/2022	70000	WD	70000	100346	39279	30721	93374.61719	0.329	740	41.51486486	NLB		RURAL LOTS 1+	401
032-163-000-128-00	3592 APACHE TRL	5/9/2022	65000	WD	65000	117876	7950	57050	152252.0781	0.375	1344	42.44791667	HLB		HUNTERS LAKE BACK	401
032-185-004-018-00	3026 LAKE SHORE DR	9/6/2022	73500	WD	73500	65780	12225	61275	81888.38281	0.748	772	79.37176166	NLB		NORTH LAKE BACK	401
032-196-000-048-00	5138 PINE ST	10/7/2023	57800	WD	55800	54209	6637	49163	54059.08984	0.909	720	68.28194444	VLB		VAUGHN LAKE BACK	401
032-185-004-022-01	4426 WESTERN AVE	8/25/2023	50000	WD	50000	30662	7158	42842	35938.83984	1.192	884	48.4638009	NLB		NORTH LAKE BACK	401
032-185-004-020-01	3030 LAKE SHORE DR	10/27/2023	149500	WD	149500	69925	7694	141806	90044.34375	<u>1.575</u>	864	164.1273148	NLB	032-185-004-022-02	NORTH LAKE BACK	401
										0.777						

For 2025, use 0.777 for lake backlots

Curtis Township-2025 ECF Analysis Hunters Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii Land Table	Property Class
032-160-000-044-00	3644 CHIPPEWA DR	4/10/2023	296250	WD	296250	381022	83048	213202	308142.7188	0.692	1920	111.0427083	HLF	HUNTERS LAKE FRONT	401
032-163-000-088-00	3543 ALGONQUIN DR	11/17/2023	172900	WD	172900	175008	60466	112434	118450.8828	0.949	1120	100.3875	HLF	HUNTERS LAKE FRONT	401
032-163-000-098-00	3621 ALGONQUIN DR	8/12/2022	200000	WD	200000	157092	42948	157052	118039.2969	1.331	864	181.7731481	HLF	HUNTERS LAKE FRONT	401
032-163-000-099-01	3625 ALGONQUIN DR	7/7/2022	245000	WD	244800	210435	131876	112924	81239.91406	<u>1.390</u>	1145	98.62358079	HLF	HUNTERS LAKE FRONT	401

1.090

For 2025, use 1.09 for Hunter lakefront & Thompson Lakefront

Curtis Township-2025 ECF Analysis North Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
032-250-000-001-00	4330 NEVILLE RD	9/1/2022	53500	WD	53500	98127	12982	40518	130191.1328	0.311	1352	29.96893491	NLB		NORTH LAKE BACK	401
031-010-300-010-00	2781 NORTH LAKE RD	12/6/2022	70000	WD	70000	100346	39279	30721	93374.61719	0.329	740	41.51486486	NLB		RURAL LOTS 1+	401
032-163-000-128-00	3592 APACHE TRL	5/9/2022	65000	WD	65000	117876	7950	57050	152252.0781	0.375	1344	42.44791667	HLB		HUNTERS LAKE BACK	401
032-185-004-018-00	3026 LAKE SHORE DR	9/6/2022	73500	WD	73500	65780	12225	61275	81888.38281	0.748	772	79.37176166	NLB		NORTH LAKE BACK	401
032-196-000-048-00	5138 PINE ST	10/7/2023	57800	WD	55800	54209	6637	49163	54059.08984	0.909	720	68.28194444	VLB		VAUGHN LAKE BACK	401
032-185-004-022-01	4426 WESTERN AVE	8/25/2023	50000	WD	50000	30662	7158	42842	35938.83984	1.192	884	48.4638009	NLB		NORTH LAKE BACK	401
032-185-004-020-01	3030 LAKE SHORE DR	10/27/2023	149500	WD	149500	69925	7694	141806	90044.34375	<u>1.575</u>	864	164.1273148	NLB	032-185-004-022-02	NORTH LAKE BACK	401
										0.777						

For 2025, use 0.777 for lake backlots

Curtis Township-2025 ECF Analysis North Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
031-010-300-055-00	2850 N LAKE TRAIL	9/26/2022	330000	WD	330000	231084	126373	203627	123479.9531	1.649	1980	102.8419192	NLF		NORTH LAKE FRONT	401
032-185-001-012-00	2943 LAKE SHORE DR	12/12/2022	190000	WD	190000	191521	87256	102744	122954.0078	0.836	936	109.7692308	NLF		NORTH LAKE FRONT	401
										1.242						

For 2025, use 1.242 for North lakefront

Curtis Township-2025 ECF Analysis Rural Parcels 1+ Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land +Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
032-150-000-018-00	3027 ROSE ST	5/17/2023	20000	WD	20000	63421	11413	8587	63116.50391	0.136	1200	7.155833333	RPL		RURAL PARCELS LOTS	401
032-260-000-046-01	NANCY ST	7/1/2022	10000	QC	10000	32653	4655	5345	33978.15625	0.157	264	20.24621212	RPL		RURAL PARCELS LOTS	401
030-030-400-055-00	S CURTISVILLE RD	10/17/2023	40000	WD	40000	93698	20261	19739	87853.15625	0.225	1364	14.47140762	RP1	030-030-400-060-00	RURAL LOTS 1+	402
031-026-200-060-00	4131 DECONA RD	11/28/2023	100000	WD	100000	199857	60737	39263	168834.9531	0.233	1728	22.72164352	RPA		RURAL PARCELS 10+	401
030-024-400-015-00	3908 S BISSONNETTE RD	6/30/2023	70000	WD	70000	97631	58200	11800	47853.15625	0.247	1566	7.535121328	RPA		RURAL PARCELS 10+	401
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	115000	157846	93843	21157	77673.54688	0.272	938	22.5554371	RPA	031-020-200-015-10, 031-020-200-016-00	RURAL PARCELS 10+	401
032-225-000-072-00	2514 BRODIE RD	7/31/2023	50000	WD	50000	113563	13835	36165	121029.125	0.299	792	45.66287879	RPL		RURAL PARCELS LOTS	401
032-260-000-008-00	BRODIE RD	6/20/2022	12000	WD	12000	21345	6409	5591	18126.21289	0.308	1460	3.829452055	RPL		RURAL PARCELS LOTS	401
032-310-000-014-00	4146 W KINGS CORNER RD	8/16/2023	42606	WD	42606	93251	10367	32239	97271.8418	0.331	1136	28.37940141	RPL	032-310-000-013-01	RURAL PARCELS LOTS	401
031-021-200-030-00	3616 S M65	5/27/2022	75000	WD	75000	151345	15750	59250	164557.0313	0.360	1858	31.88912809	RP1		RURAL PARCELS LOTS	401
032-100-000-062-00	HINTZ RD	8/18/2022	28000	WD	28000	49914	6395	21605	52814.32031	0.409	768	28.13151042	RPL		RURAL PARCELS LOTS	401
031-024-100-015-00	3239 CLOUSE RD	6/5/2023	55000	WD	50000	74800	15000	35000	72572.8125	0.482	909	38.50385039	RP1		RURAL LOTS 1+	401
031-024-100-015-00	3239 CLOUSE RD	4/5/2022	49000	WD	48500	73975	12370	36130	74763.35156	0.483	909	39.7469747	RP1		RURAL LOTS 1+	401
031-028-300-018-00	4963 WEBSTER RD	9/13/2023	29900	WD	29900	39380	15666	14234	28779.12695	0.495	547	26.02193784	RP1		RURAL LOTS 1+	401
032-170-000-011-02	4366 LIMBERLOST TRL	9/21/2022	85000	WD	85000	132871	10484	74516	148527.9063	0.502	1008	73.92460317	RP1		RURAL LOTS 1+	401
032-260-000-057-00	3360 BERT ST	12/7/2022	50000	WD	50000	73554	6766	43234	81053.39844	0.533	780	55.42820513	RPL		RURAL PARCELS LOTS	401
032-125-000-025-00	4870 CODY	7/29/2022	150000	WD	150000	209917	12073	137927	240101.9375	0.574	2016	68.41617063	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	5/31/2022	44000	WD	44000	54161	20024	23976	41428.39844	0.579	792	30.27272727	RP1	032-125-000-016-00	RURAL LOTS 1+	401
030-017-200-080-00	3195 CURTISVILLE RD	5/25/2022	58000	WD	58000	74621	10092	47908	78311.89063	0.612	1056	45.36742424	RP1		RURAL LOTS 1+	401
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	60000	74548	9639	50361	78773.05469	0.639	1344	37.47098214	RP1		RURAL LOTS 1+	401
032-200-000-008-00	MATTIS DR	6/29/2022	39000	WD	39000	44271	6330	32670	46044.90234	0.710	720	45.375	RPL		RURAL PARCELS LOTS	401
032-205-000-020-01	8041 CENTER ST	5/24/2023	69000	WD	69000	77031	12141	56859	78750	0.722	912	62.34539474	RPL		RURAL PARCELS LOTS	401
032-100-000-042-00	2603 S BRODIE RD	2/8/2024	58000	WD	58000	60483	32200	25800	34324.02734	0.752	672	38.39285714	RP1		RURAL LOTS 1+	401
031-027-300-005-00	4280 S M65	8/23/2023	335000	WD	335000	346875	155148	179852	238373.7813	0.754	1284	140.0716511	RPA	031-027-300-015-00	RURAL PARCELS 10+	401
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	64000	68171	13174	50826	66743.92969	0.762	616	82.50974026	RPL		RURAL PARCELS LOTS	401
031-018-100-042-00	5538 W BAMFIELD RD	1/27/2023	66000	WD	66000	70439	10748	55252	72440.53125	0.763	652	84.74233129	RPL		RURAL LOTS 1+	401
031-012-400-060-05	2906 S KIMBERLIN RD	7/26/2022	150000	WD	150000	158911	22379	127621	165694.1758	0.770	1482	86.11403509	RP1		RURAL LOTS 1+	401
031-013-100-015-00	3131 W F30	10/28/2022	186000	WD	186000	197979	12741	173259	224803.3906	0.771	1912	90.6166318	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	8/16/2023	56300	WD	56300	64401	24282	32018	40479.36719	0.791	792	40.42676768	RP1	032-125-000-016-00	RURAL LOTS 1+	401
032-235-000-010-00	3511 SAWMILL RD	5/2/2022	132900	WD	132900	131688	9383	123517	148428.3906	0.832	1848	66.83820346	RPL		RURAL PARCELS LOTS	401
032-205-000-012-00	8025 FLORENCE ST	9/29/2022	68000	WD	65800	64175	14953	50847	59735.4375	0.851	580	87.66724138	RPL		RURAL PARCELS LOTS	401
031-019-200-050-02	3523 S BISSONNETTE RD	6/7/2023	262000	WD	262000	248807	33670	228330	261088.5938	0.875	2244	101.7513369	RPA		RURAL LOTS 1+	401
031-027-200-062-00	4291 S M65	4/29/2022	115000	WD	115000	108730	11688	103312	117769.4141	0.877	1984	52.07258065	RP1		RURAL LOTS 1+	401
032-125-000-053-00	4789 QUICK RD	7/7/2023	100000	WD	85000	79925	12060	72940	82360.4375	0.886	768	94.97395833	RP1		RURAL LOTS 1+	401
030-031-200-015-01	4631 SOUTH BRANCH RD	3/13/2024	400000	WD	400000	380249	124871	275129	309924.75	0.888	1568	175.4649235	RPA		RURAL PARCELS 10+	401
032-320-000-007-00	4536 W F30	5/31/2022	107000	WD	77000	71155	10680	66320	73391.99219	0.904	740	89.62162162	RPL		RURAL PARCELS LOTS	401
031-018-100-055-00	5528 W BAMFIELD RD	5/30/2023	84000	WD	84000	77198	9945	74055	81617.71875	0.907	1046	70.79827916	RP1		RURAL LOTS 1+	401
031-028-300-014-00	4949 WEBSTER RD	12/9/2022	190000	WD	190000	176441	68973	121027	130422.3281	0.928	1368	88.47002924	RP1		RURAL PARCELS 10+	401
032-100-000-014-00	W ALVIN DR	10/28/2022	52000	WD	52000	46118	13722	38278	39315.53516	0.974	664	57.64759036	RPL		RURAL PARCELS 10+	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700	WD	197700	166973	30299	167401	165866.5	1.009	1040	160.9625	RPA		RURAL PARCELS 10+	401
031-029-400-025-00	5181 WEBSTER RD	9/7/2022	89000	WD	89000	75425	18180	70820	69472.08594	1.019	760	93.18421053	RP1		RURAL LOTS 1+	401
031-013-400-050-02	3180 CLOUSE RD	2/29/2024	225000	WD	225000	188627	45500	179500	173697.8125	1.033	1120	160.2678571	RPA		RURAL PARCELS 10+	401
032-310-000-009-00	4176 W KINGS CORNER RD	6/22/2022	95200	WD	95200	76141	3416	91784	88258.49219	1.040	810	113.3135802	RPL		RURAL PARCELS LOTS	401
031-019-300-020-01	3935 S BISSONNETTE RD	8/3/2022	200000	WD	200000	165465	43325	156675	148228.1563	1.057	864	181.3368056	RPA		RURAL PARCELS 10+	401
031-016-300-005-10	4839 W F30	6/6/2022	80000	WD	80000	63047	6755	73245	68315.53125	1.072	720	101.7291667	RP1		RURAL LOTS 1+	401
030-017-200-025-00	8331 WISSMILLER RD	4/28/2023	254400	WD	254400	206568	48854	205546	191400.4844	1.074	1232	166.8392857	RPA		RURAL PARCELS 10+	401
032-260-000-021-00	3440 BETTY ST	10/18/2023	76900	WD	76900	86530	17482	59418	55168.6875	1.077	1012	58.71343874	RPL	032-260-000-020-00	RURAL PARCELS LOTS	401
031-032-300-005-00	4995 HEALY RD	6/9/2023	200000	WD	200000	152913	29376	170624	149923.5469	1.138	1544	110.507772	RP1		RURAL LOTS 1+	401
031-033-200-007-00	4843 W ALVIN RD	4/11/2023	65550	CD	65550	53576	23220	42330	36839.80469	1.149	696	60.81896552	RP1		RURAL LOTS 1+	401
031-014-100-015-00	3781 W F30	8/15/2022	350000	WD	350000	270790	89449	260551	220074.0313	1.184	1400	186.1078571	RP1	031-014-100-019-01	RURAL PARCELS 10+	401
031-024-300-030-00	3330 W BELL RD	10/26/2023	189000	WD	189000	148429	58500	130500	109137.1328	1.196	864	151.0416667	RPA		RURAL PARCELS 10+	401
031-016-400-065-00	3492 ALGONQUIN DR	11/10/2023	195000	WD	195000	146149	46871	148129	122783.9844	1.206	1050	141.0752381	RPA	032-163-000-141-00	RURAL PARCELS 10+	401
032-125-000-039-00	4941 BRYANT RD	12/9/2022	105000	WD	104800	74727	9945	94855	78618.92969	1.207	1560	60.80448718	RP1		RURAL LOTS 1+	401
032-125-000-045-00	4870 BRYANT RD	7/29/2022	38500	WD	38500	29378	9945	28555	23583.73828	1.211	980	29.1377551	RP1		RURAL LOTS 1+	401
032-125-000-057-00	4893 QUICK RD	11/9/2022	172500	WD	172500	124930	29835	142665	115406.5547	1.236	888	160.6587838	RP1	032-125-000-056-00, 032-125-000-058-00	RURAL LOTS 1+	401
030-020-200-035-00	8461 CLOUSE RD	6/1/2023	90000	WD	80000	59719	27380	52620	39246.35938	1.341	910	57.82417582	RP1		RURAL LOTS 1+	401
031-032-300-017-00	W MILLER TRAIL	3/9/2023	77000	WD	77000	56081	23777	53223	39203.88281</							

Curtis Township-2025 ECF Analysis Acreage Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
032-150-000-018-00	3027 ROSE ST	5/17/2023	20000	WD	20000	63421	11413	8587	63116.50391	0.136	1200	7.155833333	RPL		RURAL PARCELS LOTS	401
032-260-000-046-01	NANCY ST	7/1/2022	10000	QC	10000	32653	4655	5345	33978.15625	0.157	264	20.24621212	RPL		RURAL PARCELS LOTS	401
030-030-400-055-00	S CURTISVILLE RD	10/17/2023	40000	WD	40000	93698	20261	19739	87853.15625	0.225	1364	14.47140762	RP1	030-030-400-060-00	RURAL LOTS 1+	402
031-026-200-060-00	4131 DECOSTA RD	11/28/2023	100000	WD	100000	199857	60737	39263	168834.9531	0.233	1728	22.72164352	RPA		RURAL PARCELS 10+	401
030-024-400-015-00	3908 S BISSONNETTE RD	6/30/2023	70000	WD	70000	97631	58200	11800	47853.15625	0.247	1566	7.535121328	RPA		RURAL PARCELS 10+	401
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	115000	157846	93843	21157	77673.54688	0.272	938	22.5554371	RPA	031-020-200-015-10, 031-020-200-016-00	RURAL PARCELS 10+	401
032-225-000-072-00	2514 BRODIE RD	7/31/2023	50000	WD	50000	113563	13835	36165	121029.125	0.299	792	45.66287879	RPL		RURAL PARCELS LOTS	401
032-260-000-008-00	BRODIE RD	6/20/2022	12000	WD	12000	21345	6409	5591	18126.21289	0.308	1460	3.829452055	RPL		RURAL PARCELS LOTS	401
032-310-000-014-00	4146 W KINGS CORNER RD	8/16/2023	42606	WD	42606	93251	10367	32239	97271.8418	0.331	1136	28.37940141	RPL	032-310-000-013-01	RURAL PARCELS LOTS	401
031-021-200-030-00	3616 S M65	5/27/2022	75000	WD	75000	151345	15750	59250	164557.0313	0.360	1858	31.88912809	RP1		RURAL PARCELS LOTS	401
032-100-000-062-00	HINTZ RD	8/18/2022	28000	WD	28000	49914	6395	21605	52814.32031	0.409	768	28.13151042	RPL		RURAL PARCELS LOTS	401
031-024-100-015-00	3239 CLOUSE RD	6/5/2023	55000	WD	50000	74800	15000	35000	72572.8125	0.482	909	38.50385039	RP1		RURAL LOTS 1+	401
031-024-100-015-00	3239 CLOUSE RD	4/5/2022	49000	WD	48500	73975	12370	38130	74763.35156	0.483	909	39.7469747	RP1		RURAL LOTS 1+	401
031-028-300-018-00	4963 WEBSTER RD	9/13/2023	29900	WD	29900	39380	15666	14234	28779.12695	0.495	547	26.02193784	RP1		RURAL LOTS 1+	401
032-170-000-011-02	4366 LIMBERLOST TRL	9/21/2022	85000	WD	85000	132871	10484	74516	148527.9063	0.502	1008	73.92460317	RP1		RURAL LOTS 1+	401
032-260-000-057-00	3360 BERT ST	12/7/2022	50000	WD	50000	73554	6766	43234	81053.39844	0.533	780	55.42820513	RP1		RURAL PARCELS LOTS	401
032-125-000-025-00	4870 CODY	7/29/2022	150000	WD	150000	209917	12073	137927	240101.9375	0.574	2016	68.41617063	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	5/31/2022	44000	WD	44000	54161	20024	23976	41428.39844	0.579	792	30.27272727	RP1	032-125-000-016-00	RURAL LOTS 1+	401
030-017-200-080-00	3195 CURTISVILLE RD	5/25/2022	58000	WD	58000	74621	10092	47908	78311.89063	0.612	1056	45.36742424	RP1		RURAL LOTS 1+	401
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	60000	74548	9639	50361	78773.05469	0.639	1344	37.47098214	RP1		RURAL LOTS 1+	401
032-200-000-008-00	MATTIS DR	6/29/2022	39000	WD	39000	44271	6330	32670	46044.90234	0.710	720	45.375	RPL		RURAL PARCELS LOTS	401
032-205-000-020-01	8041 CENTER ST	5/24/2023	69000	WD	69000	77031	12141	56859	78750	0.722	912	62.34539474	RPL		RURAL PARCELS LOTS	401
032-100-000-042-00	2603 S BRODIE RD	2/8/2024	58000	WD	58000	60483	32200	25800	34324.02734	0.752	672	38.39285714	RP1		RURAL LOTS 1+	401
031-027-300-005-00	4280 S M65	8/23/2023	335000	WD	335000	346875	155148	179852	238373.7813	0.754	1284	140.0716511	RPA	031-027-300-015-00	RURAL PARCELS 10+	401
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	64000	68171	13174	50826	66743.92969	0.762	616	82.50974026	RPL		RURAL PARCELS LOTS	401
031-018-100-042-00	5538 W BAMFIELD RD	1/27/2023	66000	WD	66000	70439	10748	55252	72440.53125	0.763	652	84.74233129	RPL		RURAL LOTS 1+	401
031-012-400-060-05	2906 S KIMBERLIN RD	7/26/2022	150000	WD	150000	158911	22379	127621	165694.1758	0.770	1482	86.11403509	RP1		RURAL LOTS 1+	401
031-013-100-015-00	3131 W F30	10/28/2022	186000	WD	186000	197979	12741	173259	224803.3906	0.771	1912	90.6166318	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	8/16/2023	56300	WD	56300	64401	24282	32018	40479.36719	0.791	792	40.42676768	RP1	032-125-000-016-00	RURAL LOTS 1+	401
032-235-000-010-00	3511 SAWMILL RD	5/2/2022	132900	WD	132900	131688	9383	123517	148428.3906	0.832	1848	66.83820346	RPL		RURAL PARCELS LOTS	401
032-205-000-012-00	8025 FLORENCE ST	9/29/2022	68000	WD	65800	64175	14953	50847	59735.4375	0.851	580	87.66724138	RPL		RURAL PARCELS LOTS	401
031-019-200-050-02	3523 S BISSONNETTE RD	6/7/2023	262000	WD	262000	248807	33670	228330	261088.5938	0.875	2244	101.75133669	RPA		RURAL LOTS 1+	401
031-027-200-062-00	4291 S M65	4/29/2022	115000	WD	115000	108730	11688	103312	117769.4141	0.877	1984	52.07258065	RP1		RURAL LOTS 1+	401
032-125-000-053-00	4789 QUICK RD	7/7/2023	100000	WD	85000	79925	12060	72940	82360.4375	0.886	768	94.97395833	RP1		RURAL LOTS 1+	401
030-031-200-015-01	4631 SOUTH BRANCH RD	3/13/2024	400000	WD	400000	380249	124871	275129	309924.75	0.888	1568	175.4649235	RPA		RURAL PARCELS 10+	401
032-320-000-007-00	4536 W F30	5/31/2022	107000	WD	77000	71155	10680	66320	73391.99219	0.904	740	89.62162162	RPL		RURAL PARCELS LOTS	401
031-018-100-055-00	5528 W BAMFIELD RD	5/30/2023	84000	WD	84000	77198	9945	74055	81617.71875	0.907	1046	70.79827916	RP1		RURAL LOTS 1+	401
031-028-300-014-00	4949 WEBSTER RD	12/9/2022	190000	WD	190000	176441	68973	121027	130422.3281	0.928	1368	88.47002924	RP1		RURAL PARCELS 10+	401
032-100-000-014-00	W ALVIN DR	10/28/2022	52000	WD	52000	46118	13722	38278	39315.53516	0.974	664	57.64759036	RPL		RURAL PARCELS 10+	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700	WD	197700	166973	30299	167401	165866.5	1.009	1040	160.9625	RPA		RURAL PARCELS 10+	401
031-029-400-025-00	5181 WEBSTER RD	9/7/2022	89000	WD	89000	75425	18180	70820	69472.08594	1.019	760	93.18421053	RP1		RURAL LOTS 1+	401
031-013-400-050-02	3180 CLOUSE RD	2/29/2024	225000	WD	225000	188827	45500	179500	173697.8125	1.033	1120	160.2678571	RPA		RURAL PARCELS 10+	401
032-310-000-009-00	4176 W KINGS CORNER RD	6/22/2022	95200	WD	95200	76141	3416	91784	88258.49219	1.040	810	113.3135802	RPL		RURAL PARCELS LOTS	401
031-019-300-020-01	3935 S BISSONNETTE RD	8/3/2022	200000	WD	200000	165465	43325	156675	148228.1563	1.057	864	181.3368056	RPA		RURAL PARCELS 10+	401
031-016-300-005-10	4839 W F30	6/6/2022	80000	WD	80000	63047	6755	73245	68315.53125	1.072	720	101.7291667	RP1		RURAL LOTS 1+	401
030-017-200-025-00	8331 WISSMILLER RD	4/28/2023	254400	WD	254400	206568	48854	205546	191400.4844	1.074	1232	166.8392857	RPA		RURAL PARCELS 10+	401
032-260-000-021-00	3440 BETTY ST	10/18/2023	76900	WD	76900	68530	17482	59418	55168.6875	1.077	1012	58.71343874	RPL	032-260-000-020-00	RURAL PARCELS LOTS	401
031-032-300-005-00	4995 HEALY RD	6/9/2023	200000	WD	200000	152913	29376	170624	149923.5469	1.138	1544	110.507772	RP1		RURAL LOTS 1+	401
031-033-200-007-00	4843 W ALVIN RD	4/11/2023	65550	CD	65550	53576	23220	42330	36539.80469	1.149	696	60.81896552	RP1		RURAL LOTS 1+	401
031-014-100-015-00	3781 W F30	8/15/2022	350000	WD	350000	270790	89449	260551	220074.0313	1.184	1400	186.1078571	RP1	031-014-100-019-01	RURAL PARCELS 10+	401
031-024-300-030-00	3330 W BELL RD	10/26/2023	189000	WD	189000	148429	58500	130500	109137.1328	1.196	864	151.0416667	RPA		RURAL PARCELS 10+	401
031-016-400-065-00	3492 ALGONQUIN DR	11/10/2023	195000	WD	195000	146149	46871	148129	122783.9844	1.206	1050	141.0752381	RPA	032-163-000-141-00	RURAL PARCELS 10+	401
032-125-000-039-00	4941 BRYANT RD	12/9/2022	105000	WD	104800	74727	9945	94855	78618.92869	1.207	1560	60.80448718	RP1		RURAL LOTS 1+	401
032-125-000-045-00	4870 BRYANT RD	7/29/2022	38500	WD	38500	29378	9945	28555	23583.73828	1.211	980	29.1377551	RP1		RURAL LOTS 1+	401
032-125-000-057-00	4893 QUICK RD	11/9/2022	172500	WD	172500	124930	29835	142665	115406.5547	1.236	888	160.6587838	RP1	032-125-000-056-00, 032-125-000-058-00	RURAL LOTS 1+	401
030-020-200-035-00	8461 CLOUSE RD	6/1/2023	90000	WD	80000	59719	27380	52620	39246.35938	1.341	910	57.82417582	RP1		RURAL LOTS 1+	401
031-032-300-017-00	W MILLER TRAIL	3/9/2023	77000	WD	77000	56081	23777	53223	39203.88281							

Curtis Township-2025 ECF Analysis Rural Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land +Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
032-150-000-018-00	3027 ROSE ST	5/17/2023	20000	WD	20000	63421	11413	8587	63116.50391	0.136	1200	7.155833333	RPL		RURAL PARCELS LOTS	401
032-260-000-046-01	NANCY ST	7/1/2022	10000	QC	10000	32653	4655	5345	33978.15625	0.157	264	20.24621212	RPL		RURAL PARCELS LOTS	401
030-030-400-055-00	S CURTISVILLE RD	10/17/2023	40000	WD	40000	93698	20261	19739	87853.15625	0.225	1364	14.47140762	RP1	030-030-400-060-00	RURAL LOTS 1+	402
031-026-200-060-00	4131 DECOSTA RD	11/28/2023	100000	WD	100000	199857	60737	39263	168834.9531	0.233	1728	22.72164352	RPA		RURAL PARCELS 10+	401
030-024-400-015-00	3908 S BISSONNETTE RD	6/30/2023	70000	WD	70000	97631	58200	11800	47853.15625	0.247	1566	7.535121328	RPA		RURAL PARCELS 10+	401
031-019-100-005-16	3561 S WOODSTREAM CT	2/7/2023	115000	WD	115000	157846	93843	21157	77673.54688	0.272	938	22.5554371	RPA	031-020-200-015-10, 031-020-200-016-00	RURAL PARCELS 10+	401
032-225-000-072-00	2514 BRODIE RD	7/31/2023	50000	WD	50000	113563	13835	36165	121029.125	0.299	792	45.66287879	RPL		RURAL PARCELS LOTS	401
032-260-000-008-00	BRODIE RD	6/20/2022	12000	WD	12000	21345	6409	5591	18126.21289	0.308	1460	3.829452055	RPL		RURAL PARCELS LOTS	401
032-310-000-014-00	4146 W KINGS CORNER RD	8/16/2023	42606	WD	42606	93251	10367	32239	97271.8418	0.331	1136	28.37940141	RPL	032-310-000-013-01	RURAL PARCELS LOTS	401
031-021-200-030-00	3616 S M65	5/27/2022	75000	WD	75000	151345	15750	59250	164557.0313	0.360	1858	31.88912909	RP1		RURAL PARCELS LOTS	401
032-100-000-062-00	HINTZ RD	8/18/2022	28000	WD	28000	49914	6395	21605	52814.32031	0.409	768	28.13151042	RPL		RURAL PARCELS LOTS	401
031-024-100-015-00	3239 CLOUSE RD	6/5/2023	55000	WD	50000	74800	15000	35000	72572.8125	0.482	909	38.50385039	RP1		RURAL LOTS 1+	401
031-024-100-015-00	3239 CLOUSE RD	4/5/2022	49000	WD	48500	73975	12370	36130	74763.35156	0.483	909	39.7469747	RP1		RURAL LOTS 1+	401
031-028-300-018-00	4963 WEBSTER RD	9/13/2023	29900	WD	29900	39380	15666	14234	28779.12695	0.495	547	26.02193784	RP1		RURAL LOTS 1+	401
032-170-000-011-02	4366 LIMBERLOST TRL	9/21/2022	85000	WD	85000	132871	10484	74516	148527.9063	0.502	1008	73.92460317	RP1		RURAL LOTS 1+	401
032-260-000-057-00	3360 BERT ST	12/7/2022	50000	WD	50000	73554	6766	43234	81053.39844	0.533	780	55.42820513	RPL		RURAL PARCELS LOTS	401
032-125-000-025-00	4870 CODY	7/29/2022	150000	WD	150000	209917	12073	137927	240101.9375	0.574	2016	68.41617063	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	5/31/2022	44000	WD	44000	54161	20024	23976	41428.39844	0.579	792	30.27272727	RP1	032-125-000-016-00	RURAL LOTS 1+	401
030-017-200-080-00	3195 CURTISVILLE RD	5/25/2022	58000	WD	58000	74621	10092	47908	78311.89063	0.612	1056	45.36742424	RP1		RURAL LOTS 1+	401
032-136-000-017-00	4885 HEALY RD	10/7/2022	60000	WD	60000	74548	9639	50361	78773.05469	0.639	1344	37.47098214	RP1		RURAL LOTS 1+	401
032-200-000-008-00	MATTIS DR	6/29/2022	39000	WD	39000	44271	6330	32670	46044.90234	0.710	720	45.375	RPL		RURAL PARCELS LOTS	401
032-205-000-020-01	8041 CENTER ST	5/24/2023	69000	WD	69000	77031	12141	56859	78750	0.722	912	62.34539474	RPL		RURAL PARCELS LOTS	401
032-100-000-042-00	2603 S BRODIE RD	2/8/2024	58000	WD	58000	60483	32200	25800	34324.02734	0.752	672	38.39285714	RP1		RURAL LOTS 1+	401
031-027-300-005-00	4280 S M65	8/23/2023	335000	WD	335000	346875	155148	179852	238373.7813	0.754	1284	140.0716511	RPA	031-027-300-015-00	RURAL PARCELS 10+	401
032-150-000-039-01	3011 SYLVAN ST	6/21/2022	64000	WD	64000	68171	13174	50826	66743.92969	0.762	616	82.50974026	RPL		RURAL PARCELS LOTS	401
031-018-100-042-00	5538 W BAMFIELD RD	1/27/2023	66000	WD	66000	70439	10748	55252	72440.53125	0.763	652	84.74233129	RPL		RURAL LOTS 1+	401
031-012-400-060-05	2906 S KIMBERLIN RD	7/26/2022	150000	WD	150000	158911	22379	127621	165694.1758	0.770	1482	86.11403509	RP1		RURAL LOTS 1+	401
031-013-100-015-00	3131 W F30	10/28/2022	186000	WD	186000	197979	12741	173259	224803.3906	0.771	1912	90.6166318	RP1		RURAL LOTS 1+	401
032-125-000-017-00	4897 CODY RD	8/16/2023	56300	WD	56300	64401	24282	32018	40479.36719	0.791	792	40.42676768	RP1	032-125-000-016-00	RURAL LOTS 1+	401
032-235-000-010-00	3511 SAWMILL RD	5/2/2022	132900	WD	132900	131688	9383	123517	148428.3906	0.832	1848	66.83820346	RPL		RURAL PARCELS LOTS	401
032-205-000-012-00	8025 FLORENCE ST	9/29/2022	68000	WD	65800	64175	14953	50847	59735.4375	0.851	580	87.66724138	RPL		RURAL PARCELS LOTS	401
031-019-200-050-02	3523 S BISSONNETTE RD	6/7/2023	262000	WD	262000	248807	33670	228330	261088.5938	0.875	2244	101.7513369	RPA		RURAL LOTS 1+	401
031-027-200-062-00	4291 S M65	4/29/2022	115000	WD	115000	108730	11688	103312	117769.4141	0.877	1984	52.07258065	RP1		RURAL LOTS 1+	401
032-125-000-053-00	4789 QUICK RD	7/7/2023	100000	WD	85000	79925	12060	72940	82360.4375	0.886	768	94.97395833	RP1		RURAL LOTS 1+	401
030-031-200-015-01	4631 SOUTH BRANCH RD	3/13/2024	400000	WD	400000	380249	124871	275129	309924.75	0.888	1568	175.4649235	RPA		RURAL PARCELS 10+	401
032-320-000-007-00	4536 W F30	5/31/2022	107000	WD	77000	71155	10680	66320	73391.99219	0.904	740	89.62162162	RPL		RURAL PARCELS LOTS	401
031-018-100-055-00	5528 W BAMFIELD RD	5/30/2023	84000	WD	84000	77198	9945	74055	81617.71875	0.907	1046	70.79827916	RP1		RURAL LOTS 1+	401
031-028-300-014-00	4949 WEBSTER RD	12/9/2022	190000	WD	190000	176441	68973	121027	130422.3281	0.928	1368	88.47002924	RP1		RURAL PARCELS 10+	401
032-100-000-014-00	W ALVIN DR	10/28/2022	52000	WD	52000	46118	13722	38278	39315.53516	0.974	664	57.64759036	RPL		RURAL PARCELS 10+	401
030-028-200-020-00	4201 BRODIE RD	9/16/2022	197700	WD	197700	166973	30299	167401	165866.5	1.009	1040	160.9625	RPA		RURAL PARCELS 10+	401
031-029-400-025-00	5181 WEBSTER RD	9/7/2022	89000	WD	89000	75425	18180	70820	69472.08594	1.019	760	93.18421053	RP1		RURAL LOTS 1+	401
031-013-400-050-02	3180 CLOUSE RD	2/29/2024	225000	WD	225000	188827	45500	179500	173697.8125	1.033	1120	160.2678571	RPA		RURAL PARCELS 10+	401
032-310-000-009-00	4176 W KINGS CORNER RD	6/22/2022	95200	WD	95200	76141	3416	91784	88258.49219	1.040	810	113.8135802	RPL		RURAL PARCELS LOTS	401
031-019-300-020-01	3935 S BISSONNETTE RD	8/3/2022	200000	WD	200000	165465	43325	156675	148228.1563	1.057	864	181.3368056	RPA		RURAL PARCELS 10+	401
031-016-300-005-10	4839 W F30	6/6/2022	80000	WD	80000	63047	6755	73245	68315.53125	1.072	720	101.7291667	RP1		RURAL LOTS 1+	401
030-017-200-025-00	8331 WISSMILLER RD	4/28/2023	254400	WD	254400	206568	48854	205546	191400.4844	1.074	1232	166.8392857	RPA		RURAL PARCELS 10+	401
032-260-000-021-00	3440 BETTY ST	10/18/2023	76900	WD	76900	68530	17482	59418	55168.6875	1.077	1012	58.71343874	RPL	032-260-000-020-00	RURAL PARCELS LOTS	401
031-032-300-005-00	4995 HEALY RD	6/9/2023	200000	WD	200000	152913	29376	170624	149923.5469	1.138	1544	110.507772	RP1		RURAL LOTS 1+	401
031-033-200-007-00	4843 W ALVIN RD	4/11/2023	65550	CD	65550	53576	23220	42330	36839.80469	1.149	696	60.81896552	RP1		RURAL LOTS 1+	401
031-014-100-015-00	3781 W F30	8/15/2022	350000	WD	350000	270790	89449	260551	220074.0313	1.184	1400	186.1078571	RP1	031-014-100-019-01	RURAL PARCELS 10+	401
031-024-300-030-00	3330 W BELL RD	10/26/2023	189000	WD	189000	148429	58500	130500	109137.1328	1.196	864	151.0416667	RPA		RURAL PARCELS 10+	401
031-016-400-065-00	3492 ALGONQUIN DR	11/10/2023	195000	WD	195000	146149	46871	148129	122783.9844	1.206	1050	141.0752381	RPA	032-163-000-141-00	RURAL PARCELS 10+	401
032-125-000-039-00	4941 BRYANT RD	12/9/2022	105000	WD	104800	74727	9945	94855	78618.92969	1.207	1560	60.80448718	RP1		RURAL LOTS 1+	401
032-125-000-045-00	4870 BRYANT RD	7/29/2022	38500	WD	38500	29378	9945	28555	23583.73828	1.211	980	29.1377551	RP1		RURAL LOTS 1+	401
032-125-000-057-00	4893 QUICK RD	11/9/2022	172500	WD	172500	124930	29835	142665	115406.5547	1.236	888	160.6587838	RP1	032-125-000-056-00, 032-125-000-058-00	RURAL LOTS 1+	401
030-020-200-035-00	8461 CLOUSE RD	6/1/2023	90000	WD	80000	59719	27380	52620	39246.35938	1.341	910	57.82417582	RP1		RURAL LOTS 1+	401
031-032-300-017-00	W MILLER TRAIL	3/9/2023	77000	WD	77000	56081	23777	53223	39203.88281	1						

Curtis Township-2025 ECF Analysis Thompson Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Land Table	Property Class
032-160-000-044-00	3644 CHIPPEWA DR	4/10/2023	296250	WD	296250	381022	83048	213202	308142.7188	0.692	1920	111.0427083	HLF	HUNTERS LAKE FRONT	401
032-163-000-088-00	3543 ALGONQUIN DR	11/17/2023	172900	WD	172900	175008	60466	112434	118450.8828	0.949	1120	100.3875	HLF	HUNTERS LAKE FRONT	401
032-163-000-098-00	3621 ALGONQUIN DR	8/12/2022	200000	WD	200000	157092	42948	157052	118039.2969	1.331	864	181.7731481	HLF	HUNTERS LAKE FRONT	401
032-163-000-099-01	3625 ALGONQUIN DR	7/7/2022	245000	WD	244800	210435	131876	112924	81239.91406	<u>1.390</u>	1145	98.62358079	HLF	HUNTERS LAKE FRONT	401
										1.090					

For 2025, use 1.09 for Hunter lakefront & Thompson Lakefront

Curtis Township-2025 ECF Analysis Vaughn Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
032-250-000-001-00	4330 NEVILLE RD	9/1/2022	53500	WD	53500	98127	12982	40518	130191.1328	0.311	1352	29.96893491	NLB		NORTH LAKE BACK	401
031-010-300-010-00	2781 NORTH LAKE RD	12/6/2022	70000	WD	70000	100346	39279	30721	93374.61719	0.329	740	41.51486486	NLB		RURAL LOTS 1+	401
032-163-000-128-00	3592 APACHE TRL	5/9/2022	65000	WD	65000	117876	7950	57050	152252.0781	0.375	1344	42.44791667	HLB		HUNTERS LAKE BACK	401
032-185-004-018-00	3026 LAKE SHORE DR	9/6/2022	73500	WD	73500	65780	12225	61275	81888.38281	0.748	772	79.37176166	NLB		NORTH LAKE BACK	401
032-196-000-048-00	5138 PINE ST	10/7/2023	57800	WD	55800	54209	6637	49163	54059.08984	0.909	720	68.28194444	VLB		VAUGHN LAKE BACK	401
032-185-004-022-01	4426 WESTERN AVE	8/25/2023	50000	WD	50000	30662	7158	42842	35938.83984	1.192	884	48.4638009	NLB		NORTH LAKE BACK	401
032-185-004-020-01	3030 LAKE SHORE DR	10/27/2023	149500	WD	149500	69925	7694	141806	90044.34375	<u>1.575</u>	864	164.1273148	NLB	032-185-004-022-02	NORTH LAKE BACK	401
										0.777						

For 2025, use 0.777 for lake backlots

