

City of Petoskey-2025 ECF Analysis BH001.Bay Harbor Properties

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-09-110-130	5604 COASTAL WOODS CT	3/17/2023	1450000	MLC	1450000	857300	59.12413793	2785386	25526	1424474	1601776	0.889	5226	272.5744355	BH001	25526		BH102.COASTAL WOODS	401
52-18-03-375-123	3910 PENINSULA DR	7/19/2022		WD								1.339	7380	355.7860434	BH001	1324299		BH376.PENINSULA	401
52-18-08-210-112	6144 COASTAL CLIFFS CT	11/17/2023		WD								1.491	5204	375.0461184	BH001	148260		BH210.COASTAL CLIFFS	401
52-18-03-375-121	3950 PENINSULA DR	6/30/2022		WD								1.612	10487	322.853819	BH001	1389232		BH376.PENINSULA	401
52-18-03-375-110	4170 PENINSULA DR	3/29/2023		WD								1.694	10967	443.2267712	BH001	4471632		BH376.PENINSULA	401
52-18-03-475-103	3792 CLIFFS DR	12/14/2022	1300000	WD	1300000	406600	31.27692308	1235154	253032	1046968	570006.9375	1.837	3734	280.3877879	BH001	253032		BH550.BAY HARBOR ACREAGE	401
52-18-10-110-117	1261 SHORES DR	5/3/2023	2700000	WD	2700000	967700	35.84074074	2493996	747153	1952847	1013838.063	1.926	3548	550.4078354	BH001	747153		BH110.THE SHORES	401
52-18-09-210-107	5132 COASTAL RIDGE CT	9/9/2022		WD								2.064	6412	570.6080786	BH001	1797261		BH212.COASTAL RIDGE	401
52-18-08-210-117	6113 COASTAL CLIFFS CT	8/17/2022		WD								2.185	5085	345.3765978	BH001	18760		BH210.COASTAL CLIFFS	401
52-18-03-470-112	932 BLUFFS CT	4/3/2023	1575000	WD	1575000	380200	24.13968254	1284802	516070	1058930	446159.0313	2.373	2328	454.8668385	BH001	496606		BH104.BLUFFS	401
52-18-05-350-102	6494 BAY RIDGE DR	8/11/2022		WD								3.161	4410	978.468254	BH001	1122128		BH350.BAY RIDGE	401
												1.870							

For 2025, use 1.87 for area BH001

City of Petoskey-2025 ECF Analysis BH003.Wildwinds Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-09-101-110	4984 WILDWINDS DR	9/30/2022		WD								1.565	2777	324.9124955	BH003	72718		BH101.WILDWINDS	401
52-18-09-101-123	5034 WILDWINDS DR	12/1/2022	1425000	WD	1425000	371800	26.09122807	1229036	121190	1303810	684700.875	1.904	3432	379.8980186	BH003	121190		BH101.WILDWINDS	401
												1.735							

For 2025, use 1.735 for Wildwinds area, BH003

City of Petoskey-2025 ECF Analysis BH102.Preserve

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-07-120-141	6929 PRESERVE DRIVE SOUTH	4/21/2022		WD								0.912	2874	235.2613083	BH102	48859		BH109.THE PRESERVE SOUTH	401
52-18-07-110-124	7284 PRESERVE DRIVE NORTH	10/28/2022		WD								1.126	7134	293.8512756	BH102	928665		BH108.THE PRESERVE	401
52-18-07-120-157	7138 PRESERVE DRIVE SOUTH	6/30/2023	874000	WD	874000	521100	59.62242563	1164154	45175	828825	735203	1.127	2595	319.3930636	BH102	45175		BH109.THE PRESERVE SOUTH	401
52-18-07-110-109	6834 PRESERVE DRIVE NORTH	4/19/2023		WD								1.159	4446	399.7867746	BH102	822548		BH108.THE PRESERVE	401
52-18-07-120-101	7157 PRESERVE CT	9/16/2022		WD								3.908	2675	993.8534579	BH102	21442		BH109.THE PRESERVE SOUTH	401
												1.646							

For 2025, use 1.646 for The Preserve Area, BH 102

City of Petoskey-2025 ECF Analysis BH410.Village Beach

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-03-410-163	741 SUNSET WAY	9/30/2022		WD								1.181	3471	220.3802939	BH410	151060		BH410.VILLAGE BEACH	401
52-18-03-410-120	700 SUNSET WAY	7/21/2022		WD								2.132	3073	485.0361211	BH410	109484		BH410.VILLAGE BEACH	401
52-18-03-410-168	733 SUNSET WAY	11/4/2022	1750000	WD	1750000	303600	17.34857143	988681	156181	1593819	556856.1875	2.862	2558	623.0723221	BH410	156181		BH410.VILLAGE BEACH	401
												2.058							

For 2025, use 2.058 for Village Beach Area BH410

City of Petoskey-2025 ECF Analysis Condo 1-Pine Shores

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-01-179-102	1142 CHARLEVOIX AV	12/22/2023	719900	WD	719900	231500	32.15724406	778944	0	719900	306670.875	2.347	1916	375.7306889	CNDO1	0		CONDO-NO LAND VALUE	401
52-18-01-179-106	1142 CHARLEVOIX AV	10/25/2023	730900	WD	730900	231000	31.60487071	776714	0	730900	305792.9063	2.390	1916	381.4718163	CNDO1	0		CONDO-NO LAND VALUE	401
52-18-01-176-108	1134 CHARLEVOIX AV	6/28/2023	545000	WD	545000	142200	26.09174312	401175	0	545000	157942.9063	3.451	1380	394.9275362	CNDO1	0		CONDO-NO LAND VALUE	401
												2.729							

For 2025, use 2.729 for Condo 1, Pine Shores

City of Petoskey-2025 ECF Analysis Condo 3-Cliffs at Bay Harbor

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	
52-18-02-365-149	3412 CLIFFS DR	6/1/2022	100000	AFF	100000	295400	295.4	919142	75660	24340	479251.125	0.051	1888	12.89194915	CNDO3	0		CONDO-NO LAND VALUE	401	
52-18-02-365-185	3228 CLIFFS DR	7/21/2022		WD									1.459	1888	391.4194915	CNDO3	0		CONDO-NO LAND VALUE	401
52-18-02-365-104	3504 CLIFFS DR	5/3/2023		WD									1.606	2786	251.2562814	CNDO3	0		CONDO-NO LAND VALUE	401
52-18-02-365-149	3412 CLIFFS DR	8/31/2023		WD									1.720	1888	436.6207627	CNDO3	0		CONDO-NO LAND VALUE	401
52-18-02-365-126	3608 CLIFFS DR	5/19/2023	620000	WD	620000	241600	38.96774194	614819	0	620000	349328.9688	1.775	1996	310.6212425	CNDO3	0		CONDO-NO LAND VALUE	401	
52-18-02-365-136	3636 CLIFFS DR	7/5/2022		WD									1.869	2786	294.7451543	CNDO3	0		CONDO-NO LAND VALUE	401
52-18-02-365-137	3460 CLIFFS DR	10/14/2022	1100000	WD	1100000	312800	28.43636364	957023	0	1100000	543763.0625	2.023	1870	588.2352941	CNDO3	0		CONDO-NO LAND VALUE	401	
52-18-02-365-102	3508 CLIFFS DR	8/30/2023		WD									2.091	2043	378.4043074	CNDO3	0		CONDO-NO LAND VALUE	401
52-18-02-365-158	3356 CLIFFS DR	7/22/2022		WD									2.229	2021	388.9559624	CNDO3	0		CONDO-NO LAND VALUE	401
													1.647							

For 2025, use 1.647 for Condo 3, Cliffs at Bay Harbor

City of Petoskey-2025 ECF Analysis Condo 4-Marina District Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-03-405-119	4200 MAIN ST	5/3/2022		WD								0.838	1544	148.9637306	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-140	4205 MAIN ST	4/12/2022	240000	WD	240000	77500	32.29166667	329754	0	240000	199850.9063	1.201	1097	218.7784868	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-128	4200 MAIN ST	4/29/2023		WD								1.365	1243	241.3515688	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-140	4205 MAIN ST	11/18/2022	285000	WD	285000	77500	27.19298246	329754	0	285000	199850.9063	1.426	1097	259.7994531	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-129	4200 MAIN ST	8/9/2023		WD								1.506	1330	270.6766917	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-124	4200 MAIN ST	7/14/2023	382500	WD	382500	274000	71.63398693	399516	0	382500	242130.9063	1.580	1203	317.9551122	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-124	4200 MAIN ST	7/14/2023	382500	WD	382500	274000	71.63398693	399516	0	382500	242130.9063	1.580	1203	317.9551122	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-122	4200 MAIN ST	2/14/2023	375000	WD	375000	121400	32.37333333	388379	0	375000	235381.2188	1.593	1330	281.9548872	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-142	4205 MAIN ST	9/23/2022		WD								1.601	1097	291.704649	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-149	4205 MAIN ST	8/18/2023		WD								1.651	1097	300.8204193	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-123	4200 MAIN ST	3/8/2023		WD								1.684	1243	297.6669348	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-130	4200 MAIN ST	8/12/2022		WD								1.694	1330	304.5112782	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-112	4200 MAIN ST	5/3/2023		WD								1.773	1330	318.7969925	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-151	4205 MAIN ST	7/22/2022		WD								1.776	1097	323.609845	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-144	4205 MAIN ST	5/17/2022	375000	WD	375000	104400	27.84	336310	0	375000	203824.25	1.840	1125	333.3333333	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-112	4200 MAIN ST	5/6/2022	443000	WD	443000	122800	27.72009029	394484	0	443000	239081.2188	1.853	1330	333.0827068	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-118	4200 MAIN ST	2/2/2024	495050	CD	495050	153100	30.92616907	394484	0	495050	239081.2188	2.071	1330	372.2180451	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-144	4205 MAIN ST	9/6/2023		WD								2.306	1125	417.7777778	CNDO4	0		CONDO-NO LAND VALUE	401
52-18-03-405-156	4205 MAIN ST	4/7/2023	3500000	WD	3500000	573800	16.39428571	1685736	0	3500000	1021658.188	3.426	5743	609.4375762	CNDO4	0		CONDO-NO LAND VALUE	401
												1.724							

For 2025, use 1.724 for Condo 4, Marina District Condo

City of Petoskey-2025 ECF Analysis Condo 6-Cottage Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-08-230-104	6182 QUARRY RIDGE DR	10/11/2022	500000	WD	500000	344300	68.86	940363	0	500000	712396.1875	0.702	3709	134.8072257	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-120-141	1191 CEDAR LN	6/2/2022		WD								1.089	2918	249.8286498	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-151-106	6325 QUARRY VIEW DR	9/1/2022		WD								1.466	3294	220.0971463	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-151-105	6331 QUARRY VIEW DR	6/21/2022		WD								1.508	3016	254.4761273	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-120-111	1200 ASPEN WAY	5/31/2022		WD								1.512	1796	375.8351893	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-120-103	6608 HEMLOCK CT	3/29/2023	575000	WD	575000	190900	33.2	482245	0	575000	365337.125	1.574	1800	319.4444444	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-235-104	6059 HILLS COTTAGE CT	9/22/2023	600000	WD	600000	213500	35.58333333	501600	0	600000	380000	1.579	1841	325.9098316	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-120-101	6628 HEMLOCK CT	8/5/2022		WD								1.583	1796	364.6993318	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-07-250-140	6707 COTTAGE CT	5/24/2022	664000	WD	664000	207400	31.23493976	543386	0	664000	411656.0625	1.613	2028	327.4161736	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-151-102	6349 QUARRY VIEW DR	5/11/2022	949000	WD	949000	284300	29.95785037	760214	0	949000	575919.6875	1.648	3060	310.130719	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-120-104	1221 ASPEN WAY	9/23/2022		WD								1.693	1796	384.7438753	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-120-115	6490 QUARRY RIDGE DR	12/27/2022	850000	WD	850000	221600	26.07058824	573413	0	850000	434403.7813	1.957	2211	384.4414292	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-151-102	6349 QUARRY VIEW DR	11/17/2022	1150000	WD	1150000	284300	24.72173913	760214	0	1150000	575919.6875	1.997	3060	375.8169935	CNDO6	0		CONDO-NO LAND VALUE	401
52-18-08-151-101	6355 QUARRY VIEW DR	2/10/2024	1785000	OTH	1785000	309300	17.32773109	759727	0	1785000	575550.75	3.101	3016	591.8435013	CNDO6	0		CONDO-NO LAND VALUE	401
												1.644							

For 2025, use 1.644 for Condo 6, Cottage Condo

City of Petoskey-2025 ECF Analysis Condo 7-Inn at Bay Harbor Type 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-02-301-137	3600 VILLAGE HARBOR DR	6/1/2022		WD								2.247	2074	385.7280617	CNDO7	0		CONDO-NO LAND VALUE	407

For 2025, use 1.44 for Condo 7; Inn at Bay Harbor -1
 Due to lack of data, increase prior year by 20% avg.

City of Petoskey-2025 ECF Analysis Condo 8-Inn at Bay Harbor Type 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-02-301-126	3600 VILLAGE HARBOR DR	10/3/2022	560000	WD	560000	177500	31.69642857	413738	0	560000	206869	2.707	1119	500.4468275	CNDO8	0		CONDO-NO LAND VALUE	407

For 2025, use 2.20 for Condo 8; Inn at Bay Harbor -2
 Due to lack of data, increase prior year by 20% avg.

City of Petoskey-2025 ECF Analysis Condo 9-Inn at Bay Harbor Type 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	
52-18-02-301-143	3600 VILLAGE HARBOR DR	2/14/2023	139000	WD	139000	70000	50.35971223	155786	0	139000	155786	0.892	833	166.8667467	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-151	3600 VILLAGE HARBOR DR	1/30/2023	285000	WD	285000	60000	21.05263158	172081	0	285000	172081	1.656	966	295.0310559	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-175	3600 VILLAGE HARBOR DR	1/6/2023	285000	WD	285000	60000	21.05263158	172081	0	285000	172081	1.656	966	295.0310559	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-143	3600 VILLAGE HARBOR DR	2/15/2023	270000	WD	270000	70000	25.92592593	155786	0	270000	155786	1.733	833	324.1296519	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-169	3600 VILLAGE HARBOR DR	12/16/2022	219000	WD	219000	60000	27.39726027	121596	0	219000	121596	1.801	692	316.4739884	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-157	3600 VILLAGE HARBOR DR	12/28/2023	290000	WD	290000	70000	24.13793103	155786	0	290000	155786	1.862	833	348.1392557	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-138	3600 VILLAGE HARBOR DR	6/8/2022	330000	WD	330000	70000	21.21212121	155786	0	330000	155786	2.118	833	396.1584634	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-131	3600 VILLAGE HARBOR DR	9/8/2023		WD								2.303	692	404.6242775	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-117	3600 VILLAGE HARBOR DR	3/20/2023	284900	WD	284900	60000	21.06002106	121596	0	284900	121596	2.343	692	411.7052023	CNDO9	0		CONDO-NO LAND VALUE	407	
52-18-02-301-203	3600 VILLAGE HARBOR DR	9/27/2023	300000	WD	300000	60000	20	121541	0	300000	121541	2.468	690	434.7826087	CNDO9	0		CONDO-NO LAND VALUE	407	
												1.883								

For 2025, use 1.883 for Condo9-Inn at Bay Harbor-3

City of Petoskey-2025 ECF Analysis Condo C-Arlington Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	
52-16-32-378-103	804 ARLINGTON AV	7/20/2023	170000	WD	170000	72800	42.82352941	140185	0	170000	94464.28906	1.800	828	205.3140097	CNDOC	0		CONDO-NO LAND VALUE	401	
52-16-32-379-102	600 ARLINGTON AV	7/8/2022	225000	WD	225000	88500	39.33333333	170706	0	225000	115031	<u>1.956</u>	987	227.9635258	CNDOC	0		CONDO-NO LAND VALUE	401	
												1.878								

For 2025, use 1.878 for Condo C, Arlington Condos

City of Petoskey-2025 ECF Analysis Condo D-Harbor View Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-06-363-109	725 HARBOR WATCH DR	12/30/2022	155000	WD	155000	74400	48	157745	0	155000	95603.03125	1.621	622	249.1961415	CNDOD	0		CONDO-NO LAND VALUE	407
52-19-06-363-110	725 HARBOR WATCH DR	1/30/2024	325000	WD	325000	152000	46.76923077	284831	30000	295000	154443.0313	1.910	1008	292.6587302	CNDOD	0		CONDO-NO LAND VALUE	407
52-19-06-363-111	725 HARBOR WATCH DR	1/25/2023	225000	WD	225000	87100	38.71111111	185463	0	225000	112401.8203	2.002	729	308.6419753	CNDOD	0		CONDO-NO LAND VALUE	407
52-19-06-363-101	725 HARBOR WATCH DR	11/30/2022	184000	WD	184000	70800	38.47826087	149921	0	184000	90861.21094	2.025	592	310.8108108	CNDOD	0		CONDO-NO LAND VALUE	407
52-19-06-363-121	725 HARBOR WATCH DR	12/8/2023	196000	WD	196000	74600	38.06122449	158286	0	196000	95930.90625	2.043	624	314.1025641	CNDOD	0		CONDO-NO LAND VALUE	407
52-19-06-363-108	725 HARBOR WATCH DR	10/11/2022	345000	WD	345000	141300	40.95652174	254831	0	345000	154443.0313	2.234	1008	342.2619048	CNDOD	0		CONDO-NO LAND VALUE	407
52-19-06-363-118	725 HARBOR WATCH DR	3/15/2024	350000	WD	350000	115400	32.97142857	243749	30000	320000	129544.8516	<u>2.470</u>	841	380.4994055	CNDOD	0		CONDO-NO LAND VALUE	407
												<u>2.044</u>							

For 2025, use 2.044 for Condo D, Harbor View Condo

City of Petoskey-2025 ECF Analysis Condo G-Captains Quarters

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-10-202-118	4018 CARRIAGE HOUSE DR	6/29/2023	260000	WD	260000	91900	35.34615385	300986	0	260000	85996	3.023	723	359.6127248	CNDOG	0		CONDO-NO LAND VALUE	401
52-18-10-202-107	4062 CARRIAGE HOUSE DR	4/14/2022		WD								3.971	723	449.5159059	CNDOG	0		CONDO-NO LAND VALUE	401
52-18-10-202-107	4062 CARRIAGE HOUSE DR	10/27/2022	340000	WD	340000	72400	21.29411765	286479	0	340000	81851.14063	4.154	723	470.2627939	CNDOG	0		CONDO-NO LAND VALUE	401
												3.716							

For 2025, use 3.716 for Condo G, Captins Quarters

City of Petoskey-2025 ECF Analysis Condo I-Cabanas

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	
52-18-03-380-111		7/22/2022		WD								3.945	0	#DIV/0!	CNDOI	0		CONDO-NO LAND VALUE	401	
52-18-03-380-104		8/26/2022	195000	WD	195000	38400	19.69230769	192632	0	195000	48158	4.049	0	#DIV/0!	CNDOI	0		CONDO-NO LAND VALUE	401	
52-18-03-380-109		6/13/2023	230000	WD	230000	45900	19.95652174	192632	0	230000	48158	4.776	0	#DIV/0!	CNDOI	0		CONDO-NO LAND VALUE	401	
												4.257								

For 2025, use 4.257 for Condo I, Cabanss

City of Petoskey-2025 ECF Analysis Condo J-Residential Multi-Story

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-01-401-112	700 HILLSIDE DR	2/23/2023	165000	WD	165000	52400	31.75757576	172962	6000	159000	83481	1.905	750		212 CNDOJ	6000		CONDO-NO LAND VALUE	401
52-18-01-401-113	700 HILLSIDE DR	6/3/2022	199900	WD	199900	73700	36.86843422	252424	6000	193900	123212	1.574	995	194.8743719	CNDOJ	6000		CONDO-NO LAND VALUE	401
52-18-01-401-114	700 HILLSIDE DR	6/23/2023	200000	WD	200000	80000	40	252424	6000	194000	123212	1.575	995	194.9748744	CNDOJ	6000		CONDO-NO LAND VALUE	401
52-18-01-401-115	700 HILLSIDE DR	9/30/2022	217000	WD	217000	73700	33.96313364	252442	6000	211000	123221	1.712	995	212.0603015	CNDOJ	6000		CONDO-NO LAND VALUE	401
52-18-01-401-129	700 HILLSIDE DR	12/7/2023	286000	WD	286000	99000	34.61538462	313914	6000	280000	153957	1.819	1064	263.1578947	CNDOJ	6000		CONDO-NO LAND VALUE	401
52-18-01-401-136	700 HILLSIDE DR	5/23/2023	241000	WD	241000	96500	40.04149378	305666	6000	235000	149833	1.568	1064	220.8646617	CNDOJ	6000		CONDO-NO LAND VALUE	401
52-19-05-103-101	575 E LAKE ST	12/19/2022	234900	WD	234900	57100	24.30821626	166364	0	234900	83182	2.824	792	296.5909091	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-05-103-103	575 E LAKE ST	2/2/2023	235000	WD	235000	57100	24.29787234	166364	0	235000	83182	2.825	792	296.7171717	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-05-103-111	565 E LAKE ST	8/4/2023	259000	WD	259000	53900	20.81081081	140760	0	259000	70380	3.680	641	404.0561622	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-06-151-101	709 JACKSON ST	9/15/2022		WD								2.758	3793	284.7350382	CNDOJ	0	52-19-06-151-001, 52-19	CONDO-NO LAND VALUE	401
52-19-06-377-101	927 SPRING ST	12/18/2023	216000	WD	216000	77100	35.69444444	219612	0	216000	109806	1.967	1177	183.5174172	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-06-377-105	927 SPRING ST	8/31/2023	212160	WD	212160	77100	36.34049774	219612	0	212160	109806	1.932	1177	180.2548853	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-06-377-108	927 SPRING ST	8/12/2022	186000	WD	186000	67500	36.29032258	205284	0	186000	102642	1.812	1089	170.7988981	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-07-104-107	815 C HAYNER DR	2/14/2024	225000	WD	225000	91100	40.48888889	267608	0	225000	133804	1.682	950	236.8421053	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-07-104-107	815 C HAYNER DR	9/7/2022	230000	WD	230000	84200	36.60869565	267608	0	230000	133804	1.719	950	242.1052632	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-07-104-110	821 C HAYNER DR	5/16/2022	250000	WD	250000	82700	33.08	262330	0	250000	131165	1.906	950	263.1578947	CNDOJ	0		CONDO-NO LAND VALUE	401
52-19-07-104-113	829 C HAYNER DR	5/9/2023	260000	WD	260000	109800	42.23076923	331272	0	260000	165636	1.570	1269	204.8857368	CNDOJ	0		CONDO-NO LAND VALUE	401
												2.049							

For 2025, use 2.049 for Condo J, Residential MultiStory

City of Petoskey-2025 ECF Analysis Condo K-Residential Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-06-201-105	250 WATER ST	9/14/2023	712000	WD	712000	213900	30.04213483	523002	0	712000	149429.1406	4.765	1241	573.7308622	CNDOK	0		CONDO-NO LAND VALUE	401

For 2025, prior ECF was 3.500 , use 4.25 for 2025 for Condo K, Residential Lake

City of Petoskey-2025 ECF Analysis Condo L-Residential Regular

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-05-304-101	1222 KALAMAZOO AV	9/2/2022		WD								2.297	1149	423.4116623	CNDOL	0		CONDO-NO LAND VALUE	401
52-19-06-203-104	306 QUAINANCE	6/6/2022		WD								3.430	898	423.1625835	CNDOL	0		CONDO-NO LAND VALUE	401
52-19-06-279-102	536 ELIZABETH ST	7/7/2023	369000	WD	369000	148200	40.16260163	509979	0	369000	169993	2.171	1460	252.739726	CNDOL	0		CONDO-NO LAND VALUE	401
52-19-06-279-102	536 ELIZABETH ST	3/25/2024	394900	WD	394900	148200	37.52848822	509979	0	394900	169993	2.323	1460	270.4794521	CNDOL	0		CONDO-NO LAND VALUE	401
52-19-06-279-104	532 ELIZABETH ST	11/10/2023	312500	WD	312500	144200	46.144	493239	0	312500	164413	1.901	1407	222.1037669	CNDOL	0		CONDO-NO LAND VALUE	401
												2.424							

For 2025, use 2.424 for Condo L, Residential Regular

City of Petoskey-2025 ECF Analysis Condo M-Collectables Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-18-09-176-127	5335 COLLECTIBLES CT	7/27/2022		WD								2.928	1800	166.6666667	CNDOM	0		CONDO-NO LAND VALUE	401

For 2025, use 2.928 for Condo M, Collectables

City of Petoskey-2025 ECF Analysis Condo N-Harbor Watch

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-06-355-104	800 MAPLE LEAF LN	4/15/2022		WD								1.471	2272	308.7588028	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-104	800 MAPLE LEAF LN	9/23/2022		WD								1.525	2272	319.9823944	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-104	800 MAPLE LEAF LN	9/23/2022		WD								1.525	2272	319.9823944	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-107	800 MAPLE LEAF LN	8/1/2023	815000	WD	815000	260200	31.92638037	500433	0	815000	500433	1.629	2616	311.5443425	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-110	810 MAPLE LEAF LN	5/2/2023	710000	WD	710000	193900	27.30985915	464212	0	710000	464212	1.529	2263	313.7428193	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-121	820 MAPLE LEAF LN	6/30/2023		WD								1.498	1615	340.5572755	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-125	820 MAPLE LEAF LN	7/28/2022		WD								1.567	1501	396.4023984	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-125	820 MAPLE LEAF LN	7/28/2022		WD								1.567	1501	396.4023984	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-126	820 MAPLE LEAF LN	7/28/2022	640000	WD	640000	230400	36	466075	0	640000	466075	1.373	2316	276.3385147	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-126	820 MAPLE LEAF LN	7/28/2022	640000	WD	640000	230400	36	466075	0	640000	466075	1.373	2316	276.3385147	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-156	810 HARBOR WATCH DR	6/15/2023	549900	WD	549900	138500	25.18639753	374410	0	549900	374410	1.469	1615	340.495356	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-156	810 HARBOR WATCH DR	6/15/2023	549900	WD	549900	138500	25.18639753	374410	0	549900	374410	1.469	1615	340.495356	CNDON	0		CONDO-NO LAND VALUE	407
52-19-06-355-157	810 HARBOR WATCH DR	11/1/2022	389000	WD	389000	128800	33.11053985	344475	0	389000	344475	1.129	1501	259.1605596	CNDON	0		CONDO-NO LAND VALUE	407
												1.466							

For 2025, use 1.466 for Condo N, Harbor Watch

City of Petoskey-2025 ECF Analysis PC12 Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-07-100-014	1301 SPRING ST	1/19/2023	730000	CD	730000	527600	72.2739726	1175036	401402	328598	723022.4299	0.454	4540	72.3784141	PC12	338234		PC12 COMMERCIAL	201
52-19-05-101-028	409 E LAKE ST	5/5/2023	325000	WD	325000	204100	62.8	450581	103500	221500	324374.7664	0.683	3920	56.50510204	PC12	103500		PC12 COMMERCIAL	201
52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	250000	113200	45.28	271222	48003	201997	208615.8879	0.968	4100	49.26756098	PC12	39586		PC12 COMMERCIAL	201
52-19-06-300-031	887 SPRING ST	6/22/2022		WD								1.062	2480	196.3633065	PC12	188065		PC12 COMMERCIAL	201
52-19-05-100-008	434 E MITCHELL ST	7/6/2023		WD								1.087	9820	64.05295316	PC12	171000		PC12 COMMERCIAL	201
52-19-06-126-059	515 W JEFFERSON ST	8/31/2022	730000	WD	730000	285200	39.06849315	711531	85527	644473	563009.3458	1.145	3920	164.4063776	PC12	77606	52-19-06-126-062	PC12 COMMERCIAL	201
52-19-06-127-048	314 W MITCHELL ST	1/10/2024	575000	MLC	575000	239900	41.72173913	545776	224921	350079	299864.486	1.167	2584	135.4794892	PC12	205125		PC12 COMMERCIAL	201
52-19-06-202-025	215 W MITCHELL ST	5/20/2022		WD								1.527	3182	151.4704588	PC12	67021		PC12 COMMERCIAL	201
52-19-06-127-056	311 W MITCHELL ST	7/20/2022	470000	WD	470000	129900	27.63829787	311363	61268	408732	233733.6449	1.749	1820	224.578022	PC12	59591		PC12 COMMERCIAL	201
52-19-06-402-016	900 EMMET ST	5/19/2022	450000	WD	450000	209900	46.64444444	369027	241727	208273	118971.9626	1.751	13920	14.9621408	PC12	239727	52-19-06-402-074, 52-19-	PC12 COMMERCIAL	202

For 2025, use 1.159 for Petoskey Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-06-202-025	215 W MITCHELL ST	5/20/2022		WD								1.527	3182	151.4704588	PC12	67021		PC12 COMMERCIAL	201
52-19-05-101-028	409 E LAKE ST	5/5/2023	325000	WD	325000	204100	62.8	450581	103500	221500	324374.7664	0.683	3920	56.50510204	PC12	103500		PC12 COMMERCIAL	201
52-19-06-126-059	515 W JEFFERSON ST	8/31/2022	730000	WD	730000	285200	39.06849315	711531	85527	644473	563009.3458	1.145	3920	164.4063776	PC12	77606	52-19-06-126-062	PC12 COMMERCIAL	201
52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	250000	113200	45.28	271222	48003	201997	208615.8879	0.968	4100	49.26756098	PC12	39586		PC12 COMMERCIAL	201
52-19-07-100-014	1301 SPRING ST	1/19/2023	730000	CD	730000	527600	72.2739726	1175036	401402	328598	723022.4299	0.454	4540	72.3784141	PC12	338234		PC12 COMMERCIAL	201
52-19-05-100-008	434 E MITCHELL ST	7/6/2023		WD								1.087	9820	64.05295316	PC12	171000		PC12 COMMERCIAL	201

For 2025, use 0.977 for Industrial (large sq. footage sort)

City of Petoskey-2025 ECF Analysis PCIND Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-07-100-014	1301 SPRING ST	1/19/2023	730000	CD	730000	527600	72.2739726	1175036	401402	328598	723022.4299	0.454	4540	72.3784141	PC12	338234		PC12 COMMERCIAL	201
52-19-05-101-028	409 E LAKE ST	5/5/2023	325000	WD	325000	204100	62.8	450581	103500	221500	324374.7664	0.683	3920	56.50510204	PC12	103500		PC12 COMMERCIAL	201
52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	250000	113200	45.28	271222	48003	201997	208615.8879	0.968	4100	49.26756098	PC12	39586		PC12 COMMERCIAL	201
52-19-06-300-031	887 SPRING ST	6/22/2022		WD								1.062	2480	196.3633065	PC12	188065		PC12 COMMERCIAL	201
52-19-05-100-008	434 E MITCHELL ST	7/6/2023		WD								1.087	9820	64.05295316	PC12	171000		PC12 COMMERCIAL	201
52-19-06-126-059	515 W JEFFERSON ST	8/31/2022	730000	WD	730000	285200	39.06849315	711531	85527	644473	563009.3458	1.145	3920	164.4063776	PC12	77606	52-19-06-126-062	PC12 COMMERCIAL	201
52-19-06-127-048	314 W MITCHELL ST	1/10/2024	575000	MLC	575000	239900	41.72173913	545776	224921	350079	299864.486	1.167	2584	135.4794892	PC12	205125		PC12 COMMERCIAL	201
52-19-06-202-025	215 W MITCHELL ST	5/20/2022		WD								1.527	3182	151.4704588	PC12	67021		PC12 COMMERCIAL	201
52-19-06-127-056	311 W MITCHELL ST	7/20/2022	470000	WD	470000	129900	27.63829787	311363	61268	408732	233733.6449	1.749	1820	224.578022	PC12	59591		PC12 COMMERCIAL	201
52-19-06-402-016	900 EMMET ST	5/19/2022	450000	WD	450000	209900	46.64444444	369027	241727	208273	118971.9626	1.751	13920	14.9621408	PC12	239727	52-19-06-402-074, 52-19-06-402-075	PC12 COMMERCIAL	202

For 2025, use 1.159 for Petoskey Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-06-202-025	215 W MITCHELL ST	5/20/2022		WD								1.527	3182	151.4704588	PC12	67021		PC12 COMMERCIAL	201
52-19-05-101-028	409 E LAKE ST	5/5/2023	325000	WD	325000	204100	62.8	450581	103500	221500	324374.7664	0.683	3920	56.50510204	PC12	103500		PC12 COMMERCIAL	201
52-19-06-126-059	515 W JEFFERSON ST	8/31/2022	730000	WD	730000	285200	39.06849315	711531	85527	644473	563009.3458	1.145	3920	164.4063776	PC12	77606	52-19-06-126-062	PC12 COMMERCIAL	201
52-19-07-200-037	1453 STANDISH AV	9/15/2022	250000	WD	250000	113200	45.28	271222	48003	201997	208615.8879	0.968	4100	49.26756098	PC12	39586		PC12 COMMERCIAL	201
52-19-07-100-014	1301 SPRING ST	1/19/2023	730000	CD	730000	527600	72.2739726	1175036	401402	328598	723022.4299	0.454	4540	72.3784141	PC12	338234		PC12 COMMERCIAL	201
52-19-05-100-008	434 E MITCHELL ST	7/6/2023		WD								1.087	9820	64.05295316	PC12	171000		PC12 COMMERCIAL	201

For 2025, use 0.977 for Industrial (large sq. footage sort)

City of Petoskey-2025 ECF Analysis PR07A Harbor Watch SFH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-06-355-155	818 HARBOR WATCH DR	2/22/2023	714200	WD	714200	194500	27.23326799	674241	0	714200	344351.875	2.074	2107	338.9653536	PR07A	0		CONDO-NO LAND VALUE	407

For 2025, use 2.074 for Harbor Watch

City of Petoskey-2025 ECF Analysis PR01 Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-05-100-041	512 MICHIGAN ST	6/17/2022	335000	WD	335000	74700	22.29850746	196020	69860	265140	87794.01563	3.020	1008	263.0357143	PR1	69860		PRO1 SOUTHEAST RES	401
52-19-05-100-041	512 MICHIGAN ST	9/13/2022	335000	WD									2597	223.8328841	PR1	69860		PRO1 SOUTHEAST RES	401
52-19-05-100-067	523 STATE ST	9/13/2022		WD									2736	227.6546053	PR1	155249		PRO1 SOUTHEAST RES	401
52-19-05-100-068	523 WOODLAND AV	10/14/2022	779000	WD	779000	208600	26.77792041	551510	156137	622863	275137.7813	2.264	2736	248.1224415	PR1	155249		PRO1 SOUTHEAST RES	401
52-19-05-100-068	523 WOODLAND AV	11/15/2023	835000	WD	835000	218200	26.13173653	551510	156137	678863	275137.7813	2.467	1895	280.4986807	PR1	70455		PRO1 SOUTHEAST RES	401
52-19-05-100-076	909 STATE ST	7/6/2022		WD									1742	123.0051665	PR1	83832		PRO1 SOUTHEAST RES	401
52-19-05-100-086	506 STATE ST	7/19/2023		WD									1772	28.95880361	PR1	126685		PRO1 SOUTHEAST RES	401
52-19-05-100-097	902 STATE ST	10/3/2022	178000	WD	178000	124100	69.71910112	323895	126685	51315	137237.2969	0.374	1388	175.8731988	PR1	55888		PRO1 SOUTHEAST RES	401
52-19-05-100-097	902 STATE ST	10/3/2022	178000	WD	178000	124100	69.71910112	323895	126685	51315	137237.2969	0.374	1388	175.8731988	PR1	55888		PRO1 SOUTHEAST RES	401
52-19-05-100-117	617 GROVE ST	9/15/2023	300000	WD	300000	83200	27.73333333	210343	55888	244112	107484.3438	2.271	1948	136.463039	PR1	105150		PRO1 SOUTHEAST RES	401
52-19-05-100-133	610 GROVE ST	7/8/2022	394900	WD	394900	153800	38.94656875	398518	129070	265830	187507.3125	1.418	2027	109.5865812	PR1	187868		PRO1 SOUTHEAST RES	401
52-19-05-100-142	700 KALAMAZOO AV	2/3/2023	410000	WD	410000	203900	49.73170732	549973	187868	222132	251986.7813	0.882	2056	422.1590467	PR1	82041		PRO1 SOUTHEAST RES	401
52-19-05-100-145	414 GROVE ST	6/26/2023		WD									1264	211.9865506	PR1	69250		PRO1 SOUTHEAST RES	401
52-19-05-179-024	615 HARVEY ST	1/9/2024	338000	WD	338000	92000	27.21893491	232376	70049	267951	112962.4219	2.372	1264	211.9865506	PR1	69250		PRO1 SOUTHEAST RES	401
52-19-05-200-035	1029 HILL ST	10/25/2023	370000	WD	370000	172800	46.7027027	437607	121585	248415	219917.8906	1.130	1843	134.7883885	PR1	121585		PRO1 SOUTHEAST RES	401
52-19-05-200-099	1038 HILL ST	5/11/2022	280000	WD	280000	101700	36.32142857	260059	148942	131058	77325.67969	1.695	974	134.5564682	PR1	148942		PRO2 NORTHEAST RES	401
52-19-05-200-114	1115 E MITCHELL ST	6/16/2022	175000	WD	175000	89200	50.97142857	262734	83102	91898	125004.875	0.735	1120	82.05178571	PR1	83102		PRO2 NORTHEAST RES	401
52-19-05-200-114	1115 E MITCHELL ST	6/16/2022	360000	WD	360000	105300	29.25	262734	83102	276898	125004.875	2.215	1120	247.2303571	PR1	83102		PRO2 NORTHEAST RES	401
52-19-05-200-115	1117 E MITCHELL ST	12/28/2023	245000	WD	245000	86900	35.46938776	216116	75151	169849	98096.72656	1.731	1139	149.1211589	PR1	75151		PRO2 NORTHEAST RES	401
52-19-05-251-004	708 KARAMOL CT	8/18/2023	300000	WD	300000	149100	49.7	380809	161673	138327	152495.4844	0.907	1288	107.3967391	PR1	158541		PRO1 SOUTHEAST RES	401
52-19-05-300-018	720 KALAMAZOO AV	8/16/2023	125000	WD	125000	77300	61.84	192727	102164	22836	63022.26953	0.362	950	24.03789474	PR1	102164		PRO1 SOUTHEAST RES	401
52-19-05-300-022	725 HARVEY ST	2/9/2023	335000	WD	335000	113200	33.79104478	306021	64183	270817	168293.6719	1.609	1656	163.5368357	PR1	63663		PRO1 SOUTHEAST RES	401
52-19-05-300-033	815 LINDELL AV	6/15/2022		WD									2475	253.219798	PR1	98281		PRO1 SOUTHEAST RES	401
52-19-05-300-034	907 LINDELL AV	3/18/2024	725000	WD	725000	184300	25.42068966	468015	98281	626719	257295.75	2.436	1101	67.01907357	PR1	66212		PRO1 SOUTHEAST RES	401
52-19-05-300-055	810 KALAMAZOO AV	1/12/2024	140000	WD	140000	73800	52.71428571	185605	66212	73788	83084.89844	0.888	1304	366.8420245	PR1	141118		PRO1 SOUTHEAST RES	401
52-19-05-300-062	712 LOOKOUT ST	7/8/2022	620000	WD	620000	143800	23.19354839	380591	141638	478362	166286.0156	2.877	2456	220.5138436	PR1	210470		PRO1 SOUTHEAST RES	401
52-19-05-300-099	720 JENNINGS AV	10/23/2023	755900	WD	755900	227100	30.04365657	566930	214318	541582	245380.6563	2.207	2724	60.09508076	PR1	143301		PRO1 SOUTHEAST RES	401
52-19-05-300-113	436 CARLETON ST	7/6/2022	307000	WD	307000	149300	48.63192182	418793	143301	163699	191713.293	0.854	1410	157.277305	PR1	68239		PRO1 SOUTHEAST RES	401
52-19-05-300-138	436 MYRTLE ST	3/13/2023	290000	WD	290000	97600	33.65517241	262198	68239	221761	134974.9531	1.643	1410	166.4971631	PR1	68239		PRO1 SOUTHEAST RES	401
52-19-05-300-138	436 MYRTLE ST	1/12/2024	303000	WD	303000	103400	34.12541254	262198	68239	234761	134974.9531	1.739	1410	166.4971631	PR1	68239		PRO1 SOUTHEAST RES	401
52-19-05-301-017	431 BEECH ST	4/15/2022	190000	WD	190000	91000	47.89473684	241577	58644	131356	127302.0156	1.032	1673	78.51524208	PR1	58644		PRO1 SOUTHEAST RES	401
52-19-05-301-023	417 BEECH ST	8/12/2022	111000	WD	111000	56200	50.63063063	146408	59201	51799	60686.84766	0.854	1555	181.3639871	PR1	67979		PRO1 SOUTHEAST RES	401
52-19-05-302-001	909 HOWARD ST	8/17/2022	350000	WD	350000	99800	28.51428571	264934	67979	282021	137059.8438	2.058	1216	187.5213816	PR1	84974		PRO1 SOUTHEAST RES	401
52-19-05-302-019	1005 HOWARD ST	7/15/2022	313000	WD	313000	97400	31.11821086	256299	84974	228026	119224.0781	1.913	2653	249.9215982	PR1	135958		PRO1 SOUTHEAST RES	401
52-19-05-302-022	1009 HOWARD ST	9/22/2023		WD									1578	164.1634981	PR1	81575		PRO1 SOUTHEAST RES	401
52-19-05-302-030	1025 JEFFERSON AV	6/9/2022	340625	WD	340625	117500	34.49541284	315578	81575	259050	162841.3438	1.591	1352	227.533284	PR1	83875		PRO1 SOUTHEAST RES	401
52-19-05-303-012	614 SPENCER ST	7/11/2023	391500	WD	391500	116700	29.80842912	294942	83875	307625	146880.3125	2.094	1391	215.0194105	PR1	67979		PRO1 SOUTHEAST RES	401
52-19-05-303-020	521 JENNINGS AV	4/21/2023	367500	WD	367500	112600	30.63945578	285872	68408	299092	151331.9375	1.976	1008	201.6547619	PR1	135432		PRO1 SOUTHEAST RES	401
52-19-05-303-025	1026 QUINLAN AV	6/30/2022	341000	WD	341000	125100	36.68621701	328359	137732	203268	132656.2344	1.532	1008	201.6547619	PR1	135432		PRO1 SOUTHEAST RES	401
52-19-05-303-025	1026 QUINLAN AV	10/3/2022	341000	WD	341000	125100	36.68621701	328359	137732	203268	132656.2344	1.532	1008	201.6547619	PR1	135432		PRO1 SOUTHEAST RES	401
52-19-05-327-003	909 SUNSET CT	10/20/2023	415000	WD	415000	138700	33.42168675	351022	100993	314007	173993.7344	1.805	1334	235.3875562	PR1	100993		PRO1 SOUTHEAST RES	401
52-19-05-327-011	905 SPRUCE ST	3/30/2023	303000	WD	303000	145800	48.11881188	391740	100993	202007	202329.1563	0.998	1338	150.9768311	PR1	100993		PRO1 SOUTHEAST RES	401
52-19-05-327-015	904 SPRUCE ST	6/23/2023	380000	WD	380000	169400	44.57894737	430063	100993	279007	228997.9063	1.218	1560	178.850641	PR1	68496		PRO1 SOUTHEAST RES	401
52-19-05-351-011	421 CARLETON ST	7/17/2023	299000	WD	299000	99700	33.34448161	252159	68496	230504	127810.0195	1.803	1504	153.2606383	PR1	108021		PRO1 SOUTHEAST RES	401
52-19-05-352-001	508 COLLEGE VIEW DR	8/28/2023	211111	WD	211111	155700	73.7526704	391188	108583	102528	196663.1875	0.521	1255	81.69561753	PR1	105931		PRO1 SOUTHEAST RES	401
52-19-05-352-009	515 COLLEGE VIEW DR	10/28/2022		WD									1902	220.3307045	PR1	95173		PRO1 SOUTHEAST RES	401
52-19-05-376-001	818 JENNINGS AV	12/9/2022	208500	WD	208500	92300	44.26858513	240918	95173	113327	101423.1016	1.117	1209	233.7047146	PR1	92451		PRO1 SOUTHEAST RES	401
52-19-05-376-002	1000 VALLEY VIEW	10/21/2022	375000	WD	375000	128500	34.26666667	344948	92451	282549	175711.2031	1.608	1332	158.3498498	PR1	89078		PRO1 SOUTHEAST RES	401
52-19-05-400-015	1107 JENNINGS AV	7/15/2022	300000	WD	300000	110800	36.93333333	295846	89078	210922	143888.6563	1.466	1101	132.6866485	PR1	83912		PRO1 SOUTHEAST RES	401
52-19-05-400-018	1104 JENNINGS AV	2/1/2024	230000	WD	230000	122000	53.04347826	309281	83912	146088	156832.9844	0.931	1664	96.03605769	PR1	164696		PRO1 SOUTHEAST RES	401
52-19-05-400																			

52-19-06-127-137	319 MADISON ST	11/17/2023	315000 WD	315000	0	0	259912	67479	247521	133913.0156	1.848	1213	204.0568838 PR1	67479	PR03 CENTRAL WEST	401
52-19-06-200-051	712 ELIZABETH ST	1/6/2023	210000 WD	210000	68300	32.52380952	224177	57320	152680	116114.8203	1.315	1476	103.4417344 PR1	57320	PR14 MID PETOSKEY	401
52-19-06-200-053	317 JACKSON ST	6/15/2023	400000 MLC	400000	196700	49.175	566467	172740	227260	273992.3438	0.829	3482	65.26708788 PR1	172740	PR03 CENTRAL WEST	401
52-19-06-202-039	420 WACHTEL AV	12/20/2023	WD								2.111	1848	146.6260823 PR1	116035	PR03 CENTRAL WEST	401
52-19-06-202-044	415 LIBERTY ST	2/15/2024	455000 WD	455000	140700	30.92307692	386309	68320	386680	221286.7031	1.747	2634	146.8033409 PR1	68320	PR03 CENTRAL WEST	401
52-19-06-202-045	215 GRACE ST	11/9/2022	240000 WD	240000	63000	26.25	190817	47042	192958	100052.1953	1.929	1092	176.7014652 PR1	47042	PR03 CENTRAL WEST	401
52-19-06-202-046	209 GRACE ST	11/1/2022	155000 WD	155000	43000	27.74193548	109931	48136	106864	43002.78516	2.485	0	#DIV/0! PR1	48136	PR03 CENTRAL WEST	401
52-19-06-202-068	521 LIBERTY ST	8/12/2022	221000 WD	221000	82600	37.37565661	255448	87180	133820	117096.7266	1.143	1656	80.80917874 PR1	87180	PR03 CENTRAL WEST	401
52-19-06-276-001	413 ELIZABETH ST	6/3/2022	251000 WD	251000	101400	40.39840637	278823	41113	209887	165421.0156	1.269	2115	99.23735225 PR1	41113	PR14 MID PETOSKEY	401
52-19-06-276-010	424 EMMET ST	7/1/2022	125000 WD	125000	50800	40.64	166601	42045	82955	86677.80469	0.957	4474	18.54157354 PR1	42045	PR14 MID PETOSKEY	401
52-19-06-276-017	510 ELIZABETH ST	8/2/2022	WD								1.309	2266	132.1116505 PR1	70635	PR14 MID PETOSKEY	401
52-19-06-276-019	515 ELIZABETH ST	4/25/2022	295000 WD	295000	106900	36.23728814	299424	66496	228504	162093.25	1.410	1560	146.4769231 PR1	66496	PR14 MID PETOSKEY	401
52-19-06-276-032	106 STATE ST	9/22/2022	335000 WD	335000	124700	37.2238806	343794	62885	272115	195482.9531	1.392	1516	179.4953826 PR1	62625	PR14 MID PETOSKEY	401
52-19-06-276-032	106 STATE ST	9/22/2022	335000 WD	335000	124700	37.2238806	343794	62885	272115	195482.9531	1.392	1516	179.4953826 PR1	62625	PR14 MID PETOSKEY	401
52-19-06-276-032	106 STATE ST	9/22/2022	335000 WD	335000	124700	37.2238806	343794	62885	272115	195482.9531	1.392	1516	179.4953826 PR1	62625	PR14 MID PETOSKEY	401
52-19-06-276-034	114 STATE ST	12/4/2023	450000 WD	450000	146000	32.44444444	378690	63066	386934	219640.9219	1.762	2387	162.1005446 PR1	62546	PR14 MID PETOSKEY	401
52-19-06-276-035	120 STATE ST	4/20/2022	WD								2.249	1862	267.754565 PR1	50441	PR14 MID PETOSKEY	401
52-19-06-277-044	312 GROVE ST	9/6/2023	311000 WD	311000	98700	31.73633441	258076	72612	238388	129063.3281	1.847	1152	206.9340278 PR1	72612	PR04 SOUTHWEST	401
52-19-06-300-067	417 LAWRENCE ST	9/13/2022	158509 WD	158509	90800	57.28381354	245974	41400	117109	142361.8594	0.823	1322	88.58472012 PR1	41400	PR04 SOUTHWEST	401
52-19-06-300-078	520 W SHERIDAN ST	5/27/2022	175000 WD	175000	86500	49.42857143	238353	23066	151934	149816.9844	1.014	1552	97.89561856 PR1	22770	PR04 SOUTHWEST	401
52-19-06-328-007	601 MORGAN ST	2/3/2023	200000 WD	200000	129000	64.5	350753	52338	147662	207665.2813	0.711	1505	98.11428571 PR1	52205	PR14 MID PETOSKEY	401
52-19-06-400-009	811 BAXTER ST	7/13/2023	WD								2.790	1078	271.9387755 PR1	63274	PR14 MID PETOSKEY	401
52-19-06-400-028	48 BRIDGE ST	10/19/2022	135000 WD	135000	78600	58.22222222	220593	50527	84473	118347.9472	0.714	1194	70.7479062 PR1	50527	PR14 MID PETOSKEY	401
52-19-06-400-028	48 BRIDGE ST	6/30/2023	155000 WD	155000	84600	54.58064516	220593	50527	104473	118347.9472	0.883	1194	87.49832496 PR1	50527	PR14 MID PETOSKEY	401
52-19-06-400-036	208 WASHINGTON ST	5/25/2023	225000 WD	225000	108600	48.26666667	282523	67237	157763	149816.2813	1.053	1948	80.98716632 PR1	66793	PR14 MID PETOSKEY	401
52-19-06-400-068	1102 HOWARD ST	10/13/2023	248000 WD	248000	74400	30	193593	57158	190842	94944.32813	2.010	1104	172.8641304 PR1	54217	PR14 MID PETOSKEY	401
52-19-06-400-101	218 E SHERIDAN ST	11/11/2022	244000 WD	244000	82200	33.68852459	226698	45380	198620	126178.1484	1.574	1422	139.676512 PR1	45380	PR14 MID PETOSKEY	401
52-19-06-400-103	224 E SHERIDAN ST	5/19/2022	WD								2.676	928	254.0571121 PR1	34235	52-19-06-400-157	401
52-19-06-400-109	1202 HOWARD ST	5/24/2022	280000 WD	280000	112500	40.17857143	311013	76380	203620	163279.75	1.247	1656	122.9589372 PR1	76380	PR14 MID PETOSKEY	401
52-19-06-400-109	1202 HOWARD ST	9/22/2023	410000 WD	410000	119300	29.09756098	311013	76380	333620	163279.75	2.043	1656	201.4613527 PR1	76380	PR14 MID PETOSKEY	401
52-19-06-400-111	1051 CURTIS AV	9/22/2022	350000 WD	350000	95300	27.22857143	256734	52456	297544	142155.875	2.093	1036	287.2046332 PR1	52456	PR04 SOUTHWEST	401
52-19-06-400-158	63 BRIDGE ST	4/15/2022	362500 WD	362500	111800	30.84137931	308449	61909	300591	171565.7656	1.752	1844	163.0103037 PR1	61909	PR14 MID PETOSKEY	401
52-19-06-402-005	113 FULTON ST	10/18/2023	227200 WD	227200	73600	32.3943662	191215	40696	186504	104745.3047	1.781	936	199.2564103 PR1	40696	PR14 MID PETOSKEY	401
52-19-06-402-018	210 FULTON ST	5/10/2022	286000 WD	286000	94900	33.18181818	265650	49899	236101	150139.875	1.573	1404	168.1631054 PR1	49899	PR14 MID PETOSKEY	401
52-19-06-402-021	304 FULTON ST	7/26/2022	696000 WD	696000	125500	18.0316092	350998	65904	630096	198395.2656	3.176	1869	337.1300161 PR1	65904	PR14 MID PETOSKEY	401
52-19-06-402-042	215 WASHINGTON ST	8/4/2023	245000 WD	245000	81600	33.30612245	212790	51938	193062	111935.9766	1.725	1216	158.7680921 PR1	51938	PR14 MID PETOSKEY	401
52-19-06-426-011	811 EMMET ST	7/15/2022	WD								1.333	4398	77.51659845 PR1	49082	PR14 MID PETOSKEY	401
52-19-06-426-013	213 FULTON ST	2/26/2024	360000 WD	360000	138800	38.55555556	359183	49478	310522	215521.9219	1.441	2304	134.7751736 PR1	48892	PR14 MID PETOSKEY	401
52-19-06-426-014	219 FULTON ST	1/6/2023	230000 WD	230000	86800	37.73913043	243161	49188	180812	134984.6875	1.340	1502	120.3808256 PR1	48892	PR14 MID PETOSKEY	401
52-19-06-426-018	317 FULTON ST	8/15/2022	299900 WD	299900	110200	36.74558186	309669	104846	195054	142535.1406	1.368	1440	135.4541667 PR1	104846	PR14 MID PETOSKEY	401
52-19-06-427-002	1013 BUCKLEY AV	7/15/2022	260000 WD	260000	82600	31.76923077	228501	62210	197790	115720.9453	1.709	1568	126.1415816 PR1	62210	PR14 MID PETOSKEY	401
52-19-06-427-006	1006 EMMET ST	5/22/2023	131500 WD	131500	93700	71.25475285	243107	42367	89133	139693.8125	0.638	1596	55.84774436 PR1	42367	PR14 MID PETOSKEY	401
52-19-06-427-007	1005 EMMET ST	4/10/2023	165000 WD	165000	88700	53.75757576	224475	64485	100515	111336.1172	0.903	1336	75.23577844 PR1	45245	PR14 MID PETOSKEY	401
52-19-06-427-008	1010 EMMET ST	9/15/2023	325000 WD	325000	63300	19.47692308	164719	42367	282633	85144.04688	3.319	1172	241.1544369 PR1	42367	PR14 MID PETOSKEY	401
52-19-06-427-024	1035 EMMET ST	7/14/2023	235000 WD	235000	66300	28.21276596	173606	57001	177999	81144.74219	2.194	948	187.7626582 PR1	56602	PR14 MID PETOSKEY	401
52-19-06-477-002	146 E SHERIDAN ST	1/29/2024	185000 WD	185000	76100	41.13513514	198066	50674	134326	102569.2422	1.310	1169	114.9067579 PR1	49547	PR14 MID PETOSKEY	401
52-19-06-477-007	1208 EMMET ST	11/18/2022	107000 WD	107000	29800	27.85046729	96972	28000	79000	47997.21484	1.646	497	158.9537223 PR1	27709	PR14 MID PETOSKEY	401
52-19-06-477-013	1209 BUCKLEY AV	5/31/2023	275000 WD	275000	94700	34.43636364	245547	49865	225135	136173.9688	1.653	1648	136.6110437 PR1	47580	PR14 MID PETOSKEY	401
52-19-06-478-012	210 WESLEY ST	3/7/2023	275000 WD	275000	109700	39.89090909	301912	45966	229034	178111.3438	1.286	2554	89.67658575 PR1	45966	PR14 MID PETOSKEY	401
52-19-06-478-014	218 WESLEY ST	3/22/2023	192125 WD	192125	65400	34.04033832	180889	45966	146159	93892.13281	1.557	1006	145.2872763 PR1	45966	PR14 MID PETOSKEY	401
52-19-06-478-024	224 ANN ST	6/20/2023	300000 WD	300000	89600	29.86666667	233885	62862	237138	119013.9141	1.993	1056	224.5625 PR1	62488	PR04 SOUTHWEST	401
52-19-07-101-005	913 REGENT CT	12/12/2022	300000 WD	300000	69300	23.1	307889	48388	251612	180585.25	1.393	1200	209.6766667 PR1	48388	PR04 SOUTHWEST	401
52-19-07-101-007	1300 HIGHLAND DR	10/5/2023	378000 WD	378000	109300	28.91534392	280736	50769	327231	160032.7031	2.045	1228	266.4747557 PR1	50769	PR04 SOUTHWEST	401
52-19-07-101-016	1309 HIGHLAND DR	9/13/2022	275000 WD	275000	76500	27.81818182	228771	31605	243395	137206.6875	1.774	1768	137.6688552 PR1	31605	PR04 SOUTHWEST	401
52-19-07-101-028	1401 HIGHLAND DR	1/12/2024	290000 WD	290000	77000	26.55172414	197649	31605	258395	115549.0625	2.236	950	271.9947368 PR1	31605	PR04 SOUTHWEST	401
52-19-07-102-008	1110 LAKEVIEW CT	9/6/2022	339000 WD	339000	119400	35.22123894	324568	49302	289698	191556.0156	1.512	1344	215.5491071 PR1	49302	PR04 SOUTHWEST	401
52-19-07-102-010	1113 GREENWOOD RD	6/6/2023	345000 WD	345000	118200	34.26086957	303666	45295	299705	179798.8906	1.667	1320	227.0492424 PR1	45295	PR04 SOUTHWEST	401
52-19-07-102-014	1118 LAKEVIEW CT	11/18/2022	300000 WD	300000	121400	40.46666667	264657	93546	247260	215702.8594	1.146	2385	103.672956 PR1	52740	PR04 SOUTHWEST	401
52-19-07-200-010	1420 HOWARD ST	7/18/2023	300000 WD	300000	104200	34.73333333	264657	93546	206454	119075.1563	1.734	1156	178.5934256 PR1	69626	PR14 MID PETOSKEY	401
52-19-07-201-022	1419 WILLIS AV	4/25/2023														

City of Petoskey-2025 ECF Analysis PR02 NE Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-16-32-300-016	619 ROSE ST	11/21/2022	950000	WD	950000	371200	39.07368421	1037422	323884	626116	476645.2813	1.314	2977	210.3177696	PR2	323884		PR02 NORTHEAST RES	401
52-16-32-376-011	149 BEAUBIEN AV	1/20/2023	247500	WD	247500	74900	30.26262626	219882	109577	137923	73684.03125	1.872	704	195.9133523	PR2	107277		PR02 NORTHEAST RES	401
52-16-32-380-030	201 SUNSET AV	5/5/2022		WD								1.037	1650	185.0866667	PR2	404607		PR02 NORTHEAST RES	401
52-19-05-100-020	612 E MITCHELL ST	9/28/2022		WD								1.557	2275	126.1538462	PR2	225000		PR02 NORTHEAST RES	401
52-19-05-100-049	820 MICHIGAN ST	9/5/2023	415500	WD	415500	171000	41.15523466	414331	150308	265192	176368.0625	1.504	2232	118.8136201	PR2	150308		PR02 NORTHEAST RES	401
52-19-05-100-052	904 MICHIGAN ST	7/5/2022		WD								1.559	1420	186.4028169	PR2	150308		PR02 NORTHEAST RES	401
52-19-05-102-013	603 BAY ST	7/29/2022	425000	WD	425000	127800	30.07058824	350120	86414	338586	176156.3125	1.922	1248	271.3028846	PR2	86414		PR02 NORTHEAST RES	401
52-19-05-102-034	610 E LAKE ST	5/10/2022	600000	WD	600000	263500	43.91666667	711476	153864	446136	372486.3125	1.198	2484	179.6038647	PR2	142723		PR02 NORTHEAST RES	401
52-19-05-126-004	115 CLINTON ST	5/19/2023	585000	WD	585000	310900	53.14529915	725139	386354	198646	226309.2813	0.878	2452	81.01386623	PR2	386354		PR02 NORTHEAST RES	401
52-19-05-126-057	304 KALAMAZOO AV	5/20/2022	631733	WD	631733	165000	26.11862923	449963	83336	548397	244907.8125	2.239	2216	247.4715704	PR2	83336		PR02 NORTHEAST RES	401
52-19-05-126-069	911 E MITCHELL ST	8/31/2023	659000	WD	659000	206500	31.3353566	530505	210036	448964	214074.1406	2.097	2246	199.8949243	PR2	210036		PR02 NORTHEAST RES	401
52-19-05-126-071	919 E MITCHELL ST	8/31/2023		WD								2.478	1593	402.1073446	PR2	223443		PR02 NORTHEAST RES	401
52-19-05-126-072	923 E MITCHELL ST	3/16/2023	700000	WD	700000	224900	32.12857143	647397	313079	386921	223325.3125	1.733	1752	220.8453196	PR2	312820		PR02 NORTHEAST RES	401
52-19-05-152-004	437 STATE ST	9/11/2023	453000	WD	453000	145700	32.16335541	338572	83916	369084	170110.8906	2.170	1925	191.7319481	PR2	83916		PR02 NORTHEAST RES	401
52-19-05-176-016	709 MICHIGAN ST	1/25/2023	275000	WD	275000	182800	66.47272727	495508	144805	130195	234270.543	0.556	2636	49.39112291	PR2	144450		PR02 NORTHEAST RES	401
52-19-05-178-007	814 MICHIGAN ST	2/23/2024	305500	WD	305500	106800	34.95908347	261141	107963	197537	102323.3125	1.931	1064	185.6550752	PR2	107963		PR02 NORTHEAST RES	401
52-19-05-200-024	1124 E MITCHELL ST	12/1/2022	257000	WD	257000	77400	30.11673152	212642	56237	200763	104478.9609	1.922	1447	138.7442985	PR2	56237		PR02 NORTHEAST RES	401
52-19-05-200-045	1028 HILL ST	4/13/2022		WD	554000							2.290	1112	382.1241007	PR2	129078		PR02 NORTHEAST RES	401
52-19-05-200-059	613 KALAMAZOO AV	10/11/2022	160000	WD	160000	93300	58.3125	267355	107321	52679	106903.1406	0.493	1190	44.26806723	PR2	107321		PR02 NORTHEAST RES	401
52-19-06-278-012	220 MICHIGAN ST	4/22/2022	290000	MLC	290000	144800	49.93103448	387482	67133	222867	213993.9844	1.041	2878	77.43815149	PR2	67133		PR02 NORTHEAST RES	401

For 2025, use 1.589 for Northeast Residential, area PR2

City of Petoskey-2025 ECF Analysis PR05 Lake Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-19-06-100-006	546 W LAKE ST	5/2/2022	1005000	WD	1005000	371100	36.92537313	1114815	561420	443580	234390.0938	1.892	2194	202.1786691	PR5	560040		PR05 LAKE RES	401
52-19-06-100-006	546 W LAKE ST	5/2/2023	1005000	WD	1005000	397400	39.54228856	1114815	561420	443580	234390.0938	1.892	2194	202.1786691	PR5	560040		PR05 LAKE RES	401
52-16-32-401-001	114 BOULDER LN	6/29/2022		WD								4.212	2679	409.8932437	PR5	351896		PR05 LAKE RES	401

2.666

For 2025, use 2.5 on Lake Residential

City of Petoskey-2025 ECF Analysis PR06 Lake Influence Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class
52-16-32-401-019	123 STUART AV	10/5/2023	430000	WD	430000	235100	54.6744186	546671	200302	229698	180212.7969	1.275	1960	117.1928571	PR6	200302		PR06 LAKE INFLUENCE	401
52-19-06-202-010	203 W LAKE ST	5/26/2023	552000	WD	552000	215400	39.02173913	538426	112099	439901	221814.25	1.983	2248	195.6854982	PR6	112099		PR02 NORTHEAST RES	401
52-16-32-400-006	5 BELLE AV	5/11/2022	480000	WD	480000	156700	32.64583333	436499	87433	392567	181616.0313	<u>2.162</u>	1634	240.249082	PR6	84152		PR06 LAKE INFLUENCE	401
												1.806							

For 2025, use 1.806 for Lake Influence Residential

For the following ECF Areas, there was not enough sales data:

Cliffs at bay Harbor	0.20	BH365
BH501-Garages-Quarry Ridge	0.20	CNDO2
Inn at Bay Harbor-1	0.20	CNDO7
Inn at Bay Harbor-2	0.20	CNDO8
Grand Villas Condo	0.20	CNDOA
Harbor Watch	0.20	CNDOB
Arlington Condo TownHome	0.20	CNDOE
Harbor View Ridge	0.20	CNDOF
Lakeside Cottages Condo	0.20	CNDOH
Lake	0.20	PR12

The average increase in ECF's was approx. 20%

This was applied to the above ECF areas

Petoskey City	Res-MultiStory	5%	CNDOJ
Petoskey City	Marina District Condo	7%	CNDO4
Petoskey City	Bay Harbor Properties-201	9%	BH001
Petoskey City	Northeast Residential	9%	PR2
Petoskey City	Harbor Watch-SFH	12%	PR07A
Petoskey City	Wildwinds Condo	12%	BH003
Petoskey City	Preserve	12%	BH102
Petoskey City	Bay Harbor Condo-201	13%	BH101
Petoskey City	Lake Residential	14%	PR5
Petoskey City	Bay Harbor Properties-401	15%	BH001
Petoskey City	Petoskey Residential	15%	PR1
Petoskey City	Pine Shores	19%	CNDO1
Petoskey City	Lake	20%	PR12
Petoskey City	Captins Quarters	22%	CNDOG
Petoskey City	Cabanas	26%	CNDOI
Petoskey City	Cottage Condo	32%	CNDO6
Petoskey City	Harbor View Condo	39%	CNDOD
Petoskey City	Arlington Condos	40%	CNDOC
Petoskey City	Harbor Watch	47%	CNDON
Petoskey City	Village Beach	56%	BH410
		21%	