

FINAL

Marquette TOWNSHIP 2021 Vacant Land Sales

for 2022 Roll

4/1/2019 - 3/31/2021 & expanded due to few sales

3-9.99 ACRE

1/29/2015	790/601	007-129-004-00	CLEARV/MCDONALD	WD	\$ 11,000	5	\$ 2,200	PER ACRE	out date range
8/30/2018	855/701	007-132-009-30	FANZINI/RICHARD	QC	\$ 5,000	5	\$ 1,000	PER ACRE	out date range
R 7/7/2021	914/604	007-113-007-12	WAYBRANT/SMITH	WD	R 75873	5	\$ 15,175	PER ACRE	1 Mile Rd
R 7/19/2021	915/638	007-132-009-20	CRISP/SHERLUND	WD	R 14522	5.08	\$ 2,859	PER ACRE	Polgese Rd

AVERAGE \$ 1,600
MIN \$ 1,000
MAX \$ 2,200

10-29.99 ACRES

12/13/2019	878/463	07-125-010-20 & 010-3	HART/HYDE	WD	\$ 36,000	20.04	\$ 1,796	PER ACRE	Rockview Rd
5/28/2020	888/95	007-128-008-12	TILLY/BREMER	WD	\$ 16,500	15	\$ 1,100	PER ACRE	N of Simmons
6/11/2020		007-425-004-50	LEE/DAILEY	WD	\$ 18,000	10	\$ 1,800	PER ACRE	Simmons Rd
6/11/2020	893/658	007-425-004-60	LEE/SELLER	WD	\$ 13,000	10	\$ 1,300	PER ACRE	Simmons Rd
10/7/2020		897/01 07-426-005-12 & 004-1	NYE/SMETHURST	WD	\$ 45,553	20.54	\$ 2,218	PER ACRE	Fish Rd
12/17/2020	901/645	007-403-014-00	JAROCHE/FRISKE	WD	\$ 18,625	10.05	\$ 1,853	PER ACRE	N of Cydeman
1/14/2021	903/300	007-131-007-20	WARNER/PICOTTE	WD	R 73305	20	\$ 3,665	PER ACRE	Webb Rd/outlier
3/12/2021	907/139	007-309-001-00	CAIN/BEALE	WD	R 51435	10	\$ 5,144	PER ACRE	St. Ignace Rd/outlier
5/3/2021	910/587	007-431-003-60	SIKKEMA/BLACK	WD	\$ 15,000	10.01	\$ 1,499	PER ACRE	Simmons Rd
8/25/2021	918/59	007-427-006-00	YOUNG/WALKER	WD	\$ 39,010	11.9	\$ 3,278	PER ACRE	Simmons Rd
R 7/30/2021	916/509	007-113-002-00	ORSBORNE/GILES	WD	R 48126	20	\$ 2,406	PER ACRE	1 Mile Rd

AVERAGE \$ 1,678
MIN \$ 1,100
MAX \$ 2,218

30-49.99 ACRES

9/23/2016	821/289	007-413-009-10	SIMONS/LEACH	WD	\$	41,000	40	\$	1,025	PER ACRE	out date range
11/18/2016	825/43	007-423-001-10	SAVOIE/HUNT & FRISKEWD	WD	\$	32,500	36	\$	903	PER ACRE	out date range
12/6/2016	1216/2016	007-422-001-50	DRESBACH/CEDARVILLI	WD	\$	40,000	40	\$	1,000	PER ACRE	out date range
1/19/2016	808/372	007-130-001-10	WILSON/SHARPE	WD	R	\$40,662	40	\$	1,016	PER ACRE	out date range
1/26/2017	828/182	007-117-001-10	LEACH/BEACOM	WD	\$	25,000	30	\$	833	PER ACRE	out date range
6/12/2018	851/597	007-134-003-10	KRONEMEYER/JAROCCHI	WD	\$	40,000	40	\$	1,000	PER ACRE	AG
3/9/2019	864/564	007-409-001-30	C&E LAND CO/BROWN	WD	\$	41,000	40	\$	1,025	PER ACRE	out date range
5/9/2019	866/580	007-414-031-00	HOWARD/MEYER	WD	\$	36,500	40	\$	913	PER ACRE	East of Fish Rd
11/10/2019	879/267	007-425-004-70	HATCH/GRAY	WD	\$	55,000	48.77	\$	1,128	PER ACRE	Simmons Rd
11/29/2019	877/499	007-423-001-10	HUNT/MEYER	WD	\$	34,500	36	\$	958	PER ACRE	Fish Rd
1/23/2020	880/60	007-417-001-00	IMESON/KAUNISTO	WD	\$	40,000	40	\$	1,000	PER ACRE	off of Crydeman Rd
R 6/22/2020	889/58	007-113-007-10	STREICHERT/SMITH	WD	R	63565	34	\$	1,870	PER ACRE	1 Mile Rd
R 7/31/2020	891/364	007-128-005-00	MCLEAN/WAYBRANT	WD	R	42179	40	\$	1,054	PER ACRE	3 Mile Rd
2/5/2021	904/659	007-111-003-00	KING/SCHART	WD	\$	37,000	40	\$	925	PER ACRE	AG Blair Rd
6/18/2021	913/435	007-134-005-00	HART/EUP LAND MGT	WD	\$	32,000	40	\$	800	PER ACRE	E of 3 Mile Rd
9/27/2021	921/144	007-115-001-20	BATHO/POLL	LC	\$	32,500	39.4	\$	825	PER ACRE	Taylor Rd

AVERAGE \$ 1,121
 MIN \$ 913
 MAX \$ 1,870

50 + ACRES

8/1/2016	817/672	007-402-004-30	SMITH/JAROCHE	WD	\$	50,000	80	\$	625	PER ACRE	out date range
2/28/2017	829/521	007-421-003-00	ENGELMAN/KAUNISTO	WD	\$	65,000	100	\$	650	PER ACRE	out date range
3/10/2017	830/237	007-114-004-00	GROWNEY/SIKMA	WD	\$	70,875	135	\$	525	PER ACRE	out date range
6/29/2017	835/387	007-004-009-00	NETTLETON/RAIL	WD	\$	80,000	80.3	\$	996	PER ACRE	out date range
5/15/2018	850/496	007-131-010-00	NYE/INGALLS	WD	\$	62,000	80	\$	775	PER ACRE	out date range
6/26/2018	852/344	007-402-004-30	JAROCHE/FRISKE	WD	\$	81,000	80	\$	1,013	PER ACRE	out date range
11/27/2019	877/610	007-115-001-00	DENNIS/POLL	WD	\$	53,000	78.42	\$	676	PER ACRE	Taylor Rd
10/31/2019	875/617	07-129-001-10 & 002-1KNOY/SHARPE		WD	\$	115,000	120	\$	958	PER ACRE	NE of Simmons
1/6/2020	879/333	24-004-10&-05&425-0	ARMSTRONG/ANGER	WD	\$	57,000	60.03	\$	950	PER ACRE	Fish Rd
2/24/2020	881/359	007-416-002-00	HHHH/CAMP WALKING	WD	\$	70,000	80	\$	875	PER ACRE	Crydeman Rd
4/1/2020	883/661	007-424-004-30	PERENCHIO/UTECH	WD	\$	85,000	65.65	\$	1,295	PER ACRE	E of Fish Rd
43991	888/358	308-002-00-002-05-06	ADAMS-et al/KAMMERS	WD	\$	72,000	160	\$	450	PER ACRE	St Ignace Rd

outlier

9/3/2020	894/464	007-403-001-00	LUMBERT/STAPLES	WD	\$	65,000	144	\$	451	PER ACRE	S of Townline
12/3/2020	901/36	007-131-006-00	WARNER/WESTENFELDI	WD	\$	75,000	83.82	\$	895	PER ACRE	Webb Rd
2/3/2021	905/298	07-309-006-00 & 006-1BROWN/BARRETTE		WD	\$	55,000	80	\$	688	PER ACRE	Numm's Creek Rd
6/8/2021	916/576	07-304-002-00 & 007-1FEEDOR/FUPREST		WD	\$	70,000	80	\$	800	PER ACRE	N of St. Ignace Rd
9/28/2021	920/347	007-327-010-00	OPOLKAMACKELLAR	WD	R	199,000	72.2	\$	2,756	PER ACRE	WV St Martins Point Rd/outlier

AVERAGE \$ 849
 MIN \$ 451
 MAX \$ 1,295

LAKEFRONT MARTINS POINT

6/8/2016	815/532	007-850-011-00	NEFF/GIER	WD	R	\$ 62,448	60	\$	1,040	PER FF
6/14/2016	816/37	007-850-032-00	SOMMERS/SWINGLE	WD	R	\$ 46,108	74	\$	623	PER FF
12/13/2017	843/585	007-800-034-00	STOLDT/DAVIS	WD	R	\$ 89,520	100	\$	895	PER FF
5/30/2018	851/280	007-850-044-00	PETERSEN/RAMBO	WD	R	\$ 106,912	204	\$	524	PER FF
8/22/2017	839/12	007-800-056-00	SCRIMGER/NETTLE	WD	R	\$ 60,213	101	\$	596	PER FF
9/8/2020	894/461	007-800-059-00	VALKO/MCLAUGHLIN	WD	R	\$ 116,892	61	\$	1,916	PER FF
8/21/2020	893/141	07-850-068-00&069-01	KIVELA/FISHER	WD	R	\$ 201,410	151	\$	1,334	PER FF
10/30/2020	899/699	007-800-058-00	BATT/MCLAUGHLIN	WD	\$	50,000	61	\$	820	PER FF
1/29/2021	904/373	0-015-00 & 017-00 & HEUCK/REED		WD	R	156,718	185.62	\$	844	PER FF
4/22/2021	910/170	007-800-007-00	MOLESKI/THARP	WD	\$	33,500	65	\$	515	PER FF

AVERAGE \$ 911
 MIN \$ 515
 MAX \$ 1916

OFF LAKE SIDE OF ST MARTINS POINT

7/15/2015	798/654	007-334-001-50	SOMMERS/COWELL	WD	\$	38,000	250	\$	152	PER FF	
8/3/2015	800/117	007-800-128-00	LEACH/WILSON	WD	\$	15,000	120	\$	125	PER FF	
9/16/2016	820/211	007-334-006-00	COTE/LEONARD	WD	R	\$23,028	75	\$	307	PER FF	
9/4/2018	855/604	007-334-006-10	OWEN/CRAWFORD	WD	R	\$19,784	72	\$	275	PER FF	
2/18/2019	863/111	707-850-036-00/038-00	THON/DOST	WD	R	\$46,435	240	\$	193	PER FF	
8/4/2020	892/218	007-800-121-00 & -30	HANSEN/MOFFETT	WD	\$	15,000	120	\$	125	PER FF	
3/11/2021	907/80	007-334-006-10	CRAWFORD/STONECIPHER	WD	R	28246	72	\$	392	PER FF	
AVERAGE \$ 224											
MIN \$ 125											
MAX \$ 392											

PONTCHARTRAIN

9/17/2016	821/10	007-750-342-00	TAUCHER/GOODMAN	WD	\$	31,500	149.94	\$	210	PER FF	WF View Pont tr
1/30/2017	828/593	007-750-165-00	LEISURE LAND/SULKO	WD	\$	12,000	220	\$	55	PER FF	Ogemaw Tr
1/27/2017	828/592	007-750-167-00	MONTTY/SULKOWSKI	WD	\$	25,000	300	\$	83	PER FF	Ogemaw Tr
2/27/2018	846/463	007-750-336-00	SMITHHISLER/DIDOMIN	WD	\$	23,333	100	\$	233	PER FF	WF View Pont tr
7/2/2020	890/93	007-750-320-60	NYE/HASTINGS	WD	\$	33,000	100	\$	330	PER FF	WF View Pont tr
8/1/2020	891/442	007-750-320-40	HALL/METTVA	WD	\$	49,000	100	\$	490	PER FF	WF View Pont tr
10/10/2020	897/296	007-750-320-30	HALL/RINGLER	WD	\$	31,000	100	\$	310	PER FF	WF View Pont tr
11/27/2020	900/463	007-750-223-10	JARECKI/METTVA	WD	\$	19,900	217	\$	92	PER FF	N side Pont Tr
8/6/2021	916/658	007-750-311-00	SHAW/CHILDS	WD	\$	13,000	50	\$	260	PER FF	WF View Pont tr
8/11/2021	917/290	007-750-314-00	HALBERG/WERNER	WD	\$	13,000	50	\$	260	PER FF	WF View Pont tr
WF View AVERAGE \$ 299 Non WF View \$ 77											
MIN \$ 210											
MAX \$ 490											

PONTCHARTRAIN

11/29/2014	832/191	007-307-022-00	IRISH/KANTZ	LC	R	\$17,480				PER FF	
1/23/2019	862/283	007-307-020-00	SPEISER/HASKE	WD	R	\$14,917	99	\$	176	PER FF	
AVERAGE \$ 127											
MIN \$ 77											
MAX \$ 176											

GARBY

2/17/2015	792/08	007-600-020-00	KIBBLE/MCCORD	WD	R	\$3536	95	\$	145	PER FF	Poplar St
11/8/2016	824/20	007-700-013-00	FOUNTAIN/CLEGG	WD	R	\$8474	70	\$	50	PER FF	Charles St
3/19/2020	882/373	007-700-009-00	BENNETT/VANLUVEN	WD	R	\$13789	144	\$	59	PER FF	Charles St
8/25/2021	918/567	007-600-028-00	MALASKI/CASTRO	WD	R	39837	150	\$	266	PER FF	Charles St
9/3/2021	919/487	007-600-013-00	RYE/IZZARDBAWKS	WD	R	12287	70	\$	176	PER FF	James St
9/30/2021	920/625	007-600-025-00	SALMI/NAULT	WD	R	5203	80	\$	65	PER FF	Townline Rd

AVERAGE \$ 127
 MIN \$ 50
 MAX \$ 266

OTHER ROAD FRONTAGE

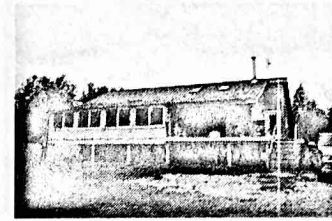
4/22/2021	909/632	007-101-010-10	HUYCK/GREENE	WD	R	56600	150	\$	377	PER FF	M-129
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Neighborhoods Used: 401 - RESIDENTIAL, 401 A - ST MARTINS POINT, 401 N - PONTCHARTRAIN SHORES NORTH, 4008 - ST MARTINS POINT, 4850 - STONY POINT SUB, 4001 - PONTCHARTRAIN SHORES NORTH, 4002 - PONTCHARTRAIN SHORES SOUTH, 600 - GARBY'S ADDITION, 650 - GARBY'S SECOND ADDITION, 700 - GARBY'S THIRD ADDITION, 555 - RESIDENTIAL ACREAGE W/NO HOMES, 100 - SMALL PARCELS W OR W/O HOME

N 3827 ST MARTINS POINT RD

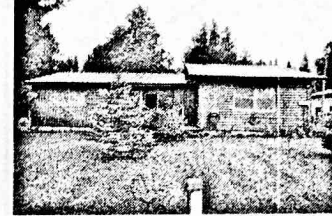
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-800-113-00	03/30/2021 4008	401	122,000	41,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1+ STORY	68	80,750	115,847
E.C.F. 0.697				

!!MULTI-PARCEL SALE!!



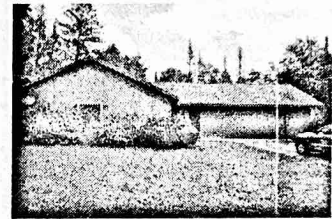
N 4089 ST MARTINS POINT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-334-006-10	03/11/2021 4008	401	90,000	11,880
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	78,120	91,083
E.C.F. 0.858				



N 4071 ST MARTINS POINT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-334-001-62	02/23/2021 4008	401	137,000	26,895
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	110,105	143,296
E.C.F. 0.768				



N 3872 ST MARTINS POINT RD

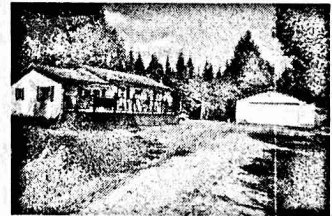
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-800-015-00	01/29/2021 4008	401	265,000	152,054
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	61	112,946	154,460
E.C.F. 0.731				

!!MULTI-PARCEL SALE!!



3524 E M-134

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-316-007-10	01/26/2021 555	401	80,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	62,000	80,839
E.C.F. 0.767				



7424 N 4 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-109-005-00	10/08/2020 555	401	60,000	37,677
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	51	22,323	26,333
E.C.F. 0.848				



6762 N M 129

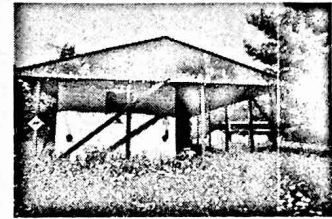
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-113-005-30	07/17/2020 555	401	24,000	12,078
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MODULAR/MOBILE	35	11,922	17,377
E.C.F. 0.686				



Neighborhoods Used: 401 - RESIDENTIAL, 401 A - ST MARTINS POINT, 401 N - PONTCHARTRAIN SHORES NORTH, 4008 - ST MARTINS POINT, 4850 - STONY POINT SUB, 4001 - PONTCHARTRAIN SHORES NORTH, 4002 - PONTCHARTRAIN SHORES SOUTH, 600 - GARBY'S ADDITION, 650 - GARBY'S SECOND ADDITION, 700 - GARBY'S THIRD ADDITION, 555 - RESIDENTIAL ACREAGE W/NO HOMES, 100 - SMALL PARCELS W OR W/O HOME

E 5648 POGLESE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-133-006-20	07/17/2020 555	401	40,000	22,294
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MODULAR/MOBILE	35	17,706	18,461
				E.C.F. 0.959



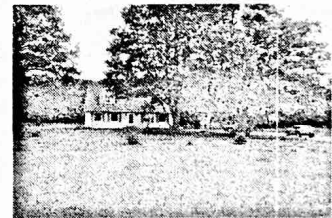
N 6879 1 MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-113-007-10	06/22/2020 555	401	209,000	34,018
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	174,982	212,119
				E.C.F. 0.825



E 6904 ROCKVIEW RD

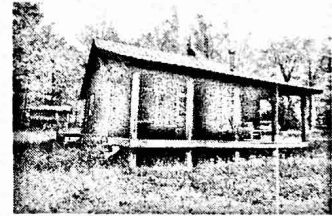
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-125-011-20	06/16/2020 555	401	152,000	26,136
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	89	125,864	193,736
				E.C.F. 0.650



E 5493 TAYLOR RD

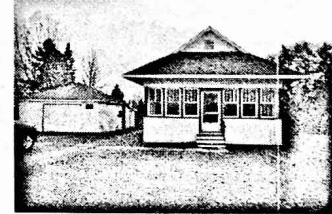
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-117-010-00	05/11/2020 555	401	150,000	123,556
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	61	26,444	46,672
				E.C.F. 0.567

!!MULTI-PARCEL SALE!!



7106 E CHARLES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-700-009-00	03/19/2020 700	401	64,480	8,047
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1+ STORY	51	56,433	73,490
				E.C.F. 0.768



N 7846 BAY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-405-005-00	02/20/2020 555	401	133,000	46,428
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	86,572	123,503
				E.C.F. 0.701



7326 N 3 MILE RD

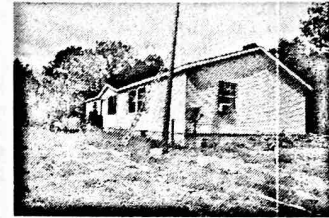
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
007-109-001-00	01/07/2020 555	401	427,500	95,875
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	84	331,625	530,412
				E.C.F. 0.625



Neighborhoods Used: 401 - RESIDENTIAL, 401 A - ST MARTINS POINT, 401 N - PONTCHARTRAIN SHORES NORTH, 4008 - ST MARTINS POINT, 4850 - STONY POINT SUB, 4001 - PONTCHARTRAIN SHORES NORTH, 4002 - PONTCHARTRAIN SHORES SOUTH, 600 - GARBY'S ADDITION, 650 - GARBY'S SECOND ADDITION, 700 - GARBY'S THIRD ADDITION, 555 - RESIDENTIAL ACREAGE W/WO HOMES, 100 - SMALL PARCELS W OR W/O HOME

N 5561 CHARD RD

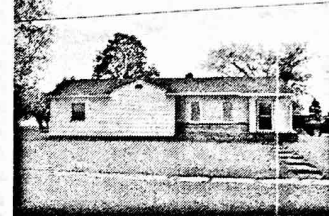
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
007-135-009-10	11/18/2019 555	401	128,000	36,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	70	92,000	106,131	0.867



E 7179 CHARLES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
007-600-016-00	10/22/2019 700	401	87,500	12,643	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	74,857	137,368	0.545

!!MULTI-PARCEL SALE!!



N 5828 WEBB RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
007-131-007-00	07/15/2019 555	401	85,500	26,262	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50	59,238	84,403	0.702



Neighborhoods Used: 401 - RESIDENTIAL, 401 A - ST MARTINS POINT, 401 N - PONTCHARTRAIN SHORES NORTH, 4008 - ST MARTINS POINT, 4850 - STONY POINT SUB, 4001 - PONTCHARTRAIN SHORES NORTH, 4002 - PONTCHARTRAIN SHORES SOUTH, 600 - GARBY'S ADDITION, 650 - GARBY'S SECOND ADDITION, 700 - GARBY'S THIRD ADDITION, 555 - RESIDENTIAL ACREAGE W/O HOMES, 100 - SMALL PARCELS W OR W/O HOME

Table with columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/4 STORY, 1 STORY, 1+ STORY, 1-1/2 STORY, 1-3/4 STORY, 2 STORY, 2+ STORY, 2-1/2 STORY, 2-3/4 STORY, 3 STORY, 3+ STORY, A-FRAME, BARN, BI & TRI LEVEL, BOAT HOUSE, CABIN/GUEST HOU, CONDO, DUPLEX, GARAGE, HUNTING CAMP, LOG, MANUFACTURED, MODULAR/MOBILE, PAVILION, POLE BLDG, TRAVEL TRAILER.

Total Single Family Costs by Manual : 2,119,692
Total Mobile Home Costs by Manual : 35,838
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Table with columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/4 STORY, 1 STORY, 1+ STORY, 1-1/2 STORY, 1-3/4 STORY, 2 STORY, 2+ STORY, 2-1/2 STORY, 2-3/4 STORY, 3 STORY, 3+ STORY, A-FRAME, BARN, BI & TRI LEVEL, BOAT HOUSE, CABIN/GUEST HOU, CONDO, DUPLEX, GARAGE, HUNTING CAMP, LOG, MANUFACTURED, MODULAR/MOBILE, PAVILION, POLE BLDG, TRAVEL TRAILER.

Total Single Family Sale Residual Values : 1,494,259
Total Mobile Home Sale Residual Values : 29,628
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Table with columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Row: Statistics for this Analysis

Neighborhoods Used: 401 - RESIDENTIAL, 401 A - ST MARTINS POINT, 401 N - PONTCHARTRAIN SHORES NORTH, 4008 - ST MARTINS POINT, 4850 - STONY POINT SUB, 4001 - PONTCHARTRAIN SHORES NORTH, 4002 - PONTCHARTRAIN SHORES SOUTH, 600 - GARBY'S ADDITION, 650 - GARBY'S SECOND ADDITION, 700 - GARBY'S THIRD ADDITION, 555 - RESIDENTIAL ACREAGE W/WO HOMES, 100 - SMALL PARCELS W OR W/O HOME

17	8	9.31	13.07	0.977
After Application of E.C.F.s				
		7.85	10.01	0.990

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/4 STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
1 STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
1+ STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
1-1/2 STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
1-3/4 STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
2 STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
2+ STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
2-1/2 STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
2-3/4 STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
3 STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
3+ STORY	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
A-FRAME	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
BARN	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
BI & TRI LEVEL	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
BOAT HOUSE	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
CABIN/GUEST HOU	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
CONDO	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
DUPLEX	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
GARAGE	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
HUNTING CAMP	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
LOG	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
MANUFACTURED	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
MODULAR/MOBILE	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
PAVILIION	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
POLE BLDG	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)
TRAVEL TRAILER	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)	0.705(15)

Single Family E.C.F. : 0.705 (15)
 Mobile Home E.C.F. : 0.827 (2)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2019
 Ending Date: 03/31/2021
 Terms Selected: 3
 Analyze by Style: X
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 401 - RESIDENTIAL, 401 A - ST MARTINS POINT, 401 N - PONTCHARTRAIN SHORES NORTH,
 4008 - ST MARTINS POINT, 4850 - STONY POINT SUB, 4001 - PONTCHARTRAIN SHORES
 NORTH, 4002 - PONTCHARTRAIN SHORES SOUTH, 600 - GARBY'S ADDITION, 650 - GARBY'S
 SECOND ADDITION, 700 - GARBY'S THIRD ADDITION, 555 - RESIDENTIAL ACREAGE W/WO
 HOMES, 100 - SMALL PARCELS W OR W/O HOME

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.10
 Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.10
 Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.10
 Maximum E.C.F. (Commercial): 3.00

2021

MARQUETTE TOWNSHIP
Commercial & Industrial ECF for 2022 db

FINAL

<u>Sale Date</u>	<u>Liber/Page</u>	<u>Parcel Number</u>	<u>Grantor/Grantee</u>	<u>Instr</u>	<u>Sale Price</u>	<u>Land & Imp</u>		<u>Sale Pr Bid</u>	<u>Less Dep</u>	<u>Indicated ECF</u>
						<u>Value</u>	<u>Value</u>			
8/23/2019	1307/1126	17-009-081-017-00&01	Pickford Realty/Elsey	WD	\$ 200,000	\$ 17,302	\$	\$ 179,524	\$ 242,659	0.7398
7/30/2019	1305/1204	17-009-151-008-00	Smith/Mrs. Smitty's	WD	\$ 199,000	\$ 17,861	\$	\$ 179,885	\$ 230,272	0.7812
8/31/2020	1327/576	17-009-381-003-00	Lynn/Superior	WD	\$ 250,000	\$ 16,853	\$	\$ 233,147	\$ 237,205	0.9829
11/8/2016	823/620	49-007-127-007-54	Kelly/Rivers	WD	\$ 75,000	\$ 22,758	\$	\$ 52,242	\$ 110,454	0.4730
11/15/2016	824/50	49-007-650-008-10	Great Lakes/Blarney	WD	\$ 390,000	\$ 81,734	\$	\$ 308,266	\$ 439,733	0.7010
6/5/2018	851/475	49-007-101-009-10	PAH/Groover	WD	\$ 135,000	\$ 18,000	\$	\$ 117,000	\$ 185,738	0.6299
TOTALS \$						1,070,064	\$	1,446,061	\$	0.7400

2021

MARQUETTE Township
Agricultural ECF for 2022 db

Final

<u>Sale Date</u>	<u>Liber/Page</u>	<u>Parcel Number</u>	<u>Grantor/Grantee</u>	<u>Instr</u>	<u>Sale Price</u>	<u>Land & Imp Value</u>	<u>Sale Pr Bid</u>	<u>Cost New Less Dep</u>	<u>Indicated ECF</u>
9/16/2019	873/176	49-007-106-003	Galloway/Fitzpatrick	WD	\$ 205,700	\$ 185,741	\$ 19,959	\$ 52,655	0.3791
2/26/2021	906/30	49-007-101-001-00	amb/Heritage Sus Ene	WD	\$ 370,700	\$ 175,014	\$ 195,686	\$ 155,932	1.2549
8/15/2019	1307/1	17-009-177-007-00	Phelps/Eckola	WD	\$ 196,000	\$ 64,270	\$ 131,730	\$ 202,949	0.6491
9/16/2019	1309/15	17-009-181-006-00&Galloway/Fitzpatrick		WD	\$ 195,800	\$ 138,972	\$ 56,828	\$ 128,100	0.4436
12/21/2020	1339/597	17-009-017-006-00	Crimin/Gough	WD	\$ 84,500	\$ 39,636	\$ 44,864	\$ 77,803	0.5766
TOTALS						\$ 449,067	\$ 617,439	0.73	