

2024 Frost Twp Ag Land sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Ad. when sold	Acq/Adj. Sale	Cur Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres
001-020-400-02		06/09/21	\$112,000	WD	03-ARMY'S LENGTH	\$112,000	\$90,000	35.71	\$97,976	\$112,000	\$69,154	0.0	0.0	40.00	40.00
001-032-200-13		04/26/21	\$59,500	WD	03-ARMY'S LENGTH	\$59,500	\$30,600	51.43	\$69,154	\$59,500	\$69,154	0.0	0.0	30.00	30.00
001-032-200-19	10106 W PINE	01/13/23	\$334,000	WD	03-ARMY'S LENGTH	\$334,000	\$66,200	19.82	\$160,955	\$263,045	\$96,000	0.0	0.0	40.00	40.00
001-032-300-05		06/22/21	\$152,500	WD	03-ARMY'S LENGTH	\$152,500	\$77,600	50.89	\$178,552	\$152,500	\$178,552	0.0	0.0	77.22	77.22
006-019-200-06		04/26/21	\$174,900	WD	03-ARMY'S LENGTH	\$174,900	\$82,400	47.11	\$153,386	\$174,900	\$153,386	1.215	0.25824	73.02	73.02
006-022-100-01	2786 N HARDING	09/20/21	\$360,000	WD	03-ARMY'S LENGTH	\$360,000	\$105,100	29.19	\$333,724	\$202,280	\$176,004	0.0	0.0	73.60	73.60
008-004-300-12		01/17/22	\$18,000	WD	03-ARMY'S LENGTH	\$18,000	\$13,500	75.00	\$23,488	\$18,000	\$23,488	0.0	0.0	9.89	9.89
008-027-100-11	9284 E CLARENCE	02/08/22	\$170,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$170,000	\$113,800	66.94	\$263,964	\$77,608	\$115,912	680.0	1991.2	50.00	25.00
008-036-200-10	11844 SULLMAN	02/08/22	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$90,800	36.98	\$219,389	\$105,345	\$79,734	0.0	0.0	35.00	35.00
011-006-100-03	398 S HARRISON	03/10/22	\$365,000	WD	03-ARMY'S LENGTH	\$365,000	\$81,000	22.19	\$221,315	\$214,891	\$71,206	0.0	0.0	30.35	30.35
012-014-200-01	2500 S HOOVER	05/12/21	\$240,000	WD	03-ARMY'S LENGTH	\$240,000	\$159,254	63.86	\$342,420	\$157,116	\$259,536	0.0	0.0	40.00	40.00
002-022-200-03	3270 S BAILEY LANE	06/10/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$180,948	65.80	\$253,638	\$159,758	\$138,396	0.0	0.0	40.00	40.00
012-031-100-09		03/11/22	\$225,000	LC	03-ARMY'S LENGTH	\$225,000	\$69,780	31.01	\$169,987	\$225,000	\$169,987	0.0	0.0	43.79	43.79
015-009-100-09	2340 E DOVER	05/11/21	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$154,100	61.64	\$273,196	\$76,951	\$100,147	0.0	0.0	30.01	30.01
015-009-400-08	7810 S GRANT	02/28/23	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$191,504	63.83	\$295,653	\$32,008	\$27,661	0.0	0.0	9.66	9.66
015-025-200-07		01/25/22	\$124,000	WD	03-ARMY'S LENGTH	\$124,000	\$58,300	47.02	\$117,051	\$124,000	\$117,051	0.0	0.0	35.00	35.00
016-007-200-03	7246 S RODGERS	01/12/22	\$595,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$595,000	\$300,500	33.70	\$612,867	\$428,293	\$297,504	0.0	0.0	40.00	40.00
016-017-200-06		04/06/22	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$74,000	23.13	\$155,800	\$320,000	\$155,800	0.0	0.0	40.00	40.00
016-018-200-04	8326 S RODGERS	02/02/22	\$300,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$300,000	\$113,200	37.73	\$297,345	\$300,000	\$221,141	0.0	0.0	60.00	40.00
016-027-300-14	9127 E WASHINGTON	04/06/21	\$257,800	WD	03-ARMY'S LENGTH	\$257,800	\$141,100	54.90	\$296,566	\$53,189	\$92,755	0.0	0.0	24.70	24.70
016-033-200-26		10/21/21	\$118,000	WD	03-ARMY'S LENGTH	\$118,000	\$43,300	36.69	\$98,212	\$118,000	\$98,212	0.0	0.0	25.00	25.00
Totals:			\$4,994,900			\$4,994,900	\$2,080,786	41.66	\$4,634,628	\$3,374,384	\$2,733,592	1.875	0.0	920.73	838.24
							Std. Dev. =>	16.52			Average per FF=>	\$1,800		Average per Net Acre=>	3,664.90

The purpose of this Tab:
To summarize data by region.

2024 Frost 'Twp Ag Land Study

All columns will auto-fill based on individual Unit tabs and "Region Assign" tab.

Region #	Region Name	No. of Units	Vacant (0 or 1)	Improved (0 or 1)	Indicated Sale Price Total	Adjusted Sale Price Total	Total Acres	Total Unavailable Acres	Total ROW Acres	Total Net Tillable Acres	Total Value of Improvement	Total Value of Tillable Acres	Total Residual Values	Avg. Resid. Value/Till. Property	Resid. Value/Total Till. Ac.	2023 FOR	
																USED YEAR	PRIOR YEAR
1	Wintersfield, Frost, Franklin, Redding, Greenwood, Hayes, Harton, Garfield	8	4	1	\$858,900	\$858,900	293.84	108.1	8.97	176.77	\$157,720	\$237,820	\$463,350	\$2,628	\$2,621	\$2,600	\$2,600
2	Hamilton	1	1	1	\$263,000	\$263,000	44.89	13.17	2.15	29.57	\$139,655	\$28,974	\$94,371	\$2,637	\$3,191	\$2,800	\$2,800
3	Arthur, Grant, Sheridan	3	4	6	\$2,684,000	\$2,684,000	422.66	58.65	21.31	342.7	\$1,009,685	\$129,030	\$1,245,285	\$4,328	\$4,509	\$4,400	\$4,000
4		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals:		12	9	8	\$3,805,900	\$3,805,900	761.39	179.92	32.43	549.04	\$1,307,060	\$395,824	\$2,103,016				

2024 Frost Twp IND COM Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Unit	Term of Sale	Acres	Lot Area	Front Footage	Depth	Area Ratio	Front Footage	Depth	Area Ratio	Front Footage	Depth	Area Ratio	Front Footage	Depth	Area Ratio	
001-010-002-18	2011 WUDENGDON	09/09/22	\$200,000	IND	03-ANN'S LENGTH	0.20	5,200.00	58.00	70.30	0.24	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46
003-022-300-05	8036 N CLARE	11/15/21	\$110,000	LC	03-ANN'S LENGTH	0.33	110,000	\$30,600	73.27	0.33	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53
003-028-300-19	7715 N CLARE AVE	09/20/23	\$55,000	WD	03-ANN'S LENGTH	0.82	565,000	\$68,400	48.00	0.82	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
003-026-300-06	5018 E HANDBOLD LAKE RD	11/19/22	\$175,000	WD	03-ANN'S LENGTH	0.86	\$65,000	\$11,200	70.86	0.86	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
007-016-300-46	3088 N CLARE	09/23/22	\$50,000	WD	03-ANN'S LENGTH	0.69	\$170,000	\$24,861	36.40	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69
007-017-300-05	3519 N CLARE	02/09/22	\$170,000	WD	03-ANN'S LENGTH	2.19	\$50,500	\$91,714	47.59	2.19	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42
007-017-400-04	3187 N CLARE	10/15/21	\$110,000	WD	03-ANN'S LENGTH	0.61	\$67,900	\$116,516	61.73	0.61	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46
007-023-400-04	3185 N CLARE AVE	02/16/23	\$158,000	LC	03-ANN'S LENGTH	2.11	\$129,700	\$170,181	82.09	2.11	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30
007-023-300-38	4890 E TOMMYLINE LAKE	10/22/21	\$180,000	LC	03-ANN'S LENGTH	7.40	\$109,800	\$182,728	68.68	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40
007-033-300-01	300 N CLARE	08/11/22	\$150,000	LC	03-ANN'S LENGTH	20.00	\$30,000	\$110,108	35.54	20.00	21.12	21.12	21.12	21.12	21.12	21.12	21.12	21.12	21.12	21.12
007-034-301-17	300 N CLARE	05/12/21	\$45,000	LC	03-ANN'S LENGTH	0.46	\$411,364	\$146,200	31.07	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46
007-145-007-00	3897 N CLARE	02/04/22	\$100,000	LC	03-ANN'S LENGTH	0.88	\$46,609	\$27,200	31.07	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
008-100-384-00	2811 N DODDGE LAKE	07/09/21	\$100,000	LC	19-MULTI PARCEL ANN'S LENGTH	0.89	\$96,400	\$120,206	88.40	0.89	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52
010-008-101-13	525 W WARTHUR RD	06/24/21	\$90,000	LC	03-ANN'S LENGTH	0.80	\$90,500	\$82,230	55.89	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
010-005-100-18	3598 S CLARE	02/01/22	\$150,000	WD	03-ANN'S LENGTH	0.83	\$90,000	\$133,538	13.60	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
010-013-000-04	8200 W LUDINGTON DR	01/19/23	\$79,500	LC	03-ANN'S LENGTH	0.28	\$73,000	\$116,501	42.94	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28
010-015-400-38	8553 S LAKE STATION AVE	01/19/23	\$245,000	WD	03-ANN'S LENGTH	0.96	\$146,100	\$243,576	59.69	0.96	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
014-016-002-26	8855 S HARDING	09/02/21	\$775,000	WD	03-ANN'S LENGTH	12.76	\$98,862	\$280,275	12.76	12.76	10.35	10.35	10.35	10.35	10.35	10.35	10.35	10.35	10.35	10.35
015-030-300-27	444 E LUDINGTON	12/30/21	\$370,000	WD	19-MULTI PARCEL ANN'S LENGTH	28.68	\$106,100	\$290,074	28.68	28.68	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08
015-030-300-29	320 E LUDINGTON	09/22/21	\$398,000	WD	03-ANN'S LENGTH	60.53	\$240,900	\$384,499	18.76	60.53	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72
036-017-300-04	8697 HODGKINS	02/27/23	\$290,000	WD	03-ANN'S LENGTH	0.83	\$68,100	\$190,000	23.48	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
041-026-300-42	720 W MAIN ST	11/09/22	\$350,000	WD	03-ANN'S LENGTH	0.86	\$71,629	\$272,216	28.68	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
041-635-001-04	770 E MAIN	10/27/21	\$25,000	WD	11-FROM LENDING INSTITUTION EXPOSED	0.86	\$108,505	\$249,467	46.34	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
051-034-100-21	694 ANN ARBOR	08/03/21	\$450,000	CD	03-ANN'S LENGTH	0.86	\$383,500	\$462,333	80.78	0.86	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
051-034-100-01	1084 N MC EVAN ST	12/27/22	\$1,795,000	WD	19-MULTI PARCEL ANN'S LENGTH	0.86	\$889,000	\$1,803,458	67.71	0.86	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22
051-068-009-00	809 N MC EVAN	06/09/21	\$70,000	WD	03-ANN'S LENGTH	0.13	\$47,400	\$92,867	23.36	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
051-068-009-00	809 N MC EVAN	06/09/21	\$10,000	WD	03-ANN'S LENGTH	0.13	\$24,500	\$49,003	23.36	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
051-072-002-00	421 N MC EVAN ST	12/13/22	\$520,000	WD	03-ANN'S LENGTH	0.44	\$116,800	\$245,580	44.32	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44
051-072-008-00	421 N MC EVAN	11/05/21	\$510,000	WD	03-ANN'S LENGTH	0.44	\$115,700	\$232,585	21.69	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44
051-140-011-00	419 S FIRST	10/08/21	\$185,000	WD	03-ANN'S LENGTH	0.61	\$79,400	\$203,807	40.76	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61
070-741-003-01	233 S FIRST ST	05/18/22	\$239,000	WD	03-ANN'S LENGTH	0.32	\$51,500	\$206,632	21.55	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32
070-825-005-03	234 E PINE ST	01/03/23	\$400,000	LC	03-ANN'S LENGTH	0.53	\$142,700	\$378,203	35.68	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53
Totals:			\$9,274,500			\$9,890,884	\$4,028,486		41.58	\$9,054,547	\$2,488,867	\$1,759,085	162.37	158.32		Average	\$107,332		\$0.35	
						Sale Ratio =>			20.73							Average				
						Sale Price =>										Average				
						Per Net Area =>										Average				

2024 Frost Twp Vacant Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale	\$/Acre	Land Value as applied
003-120-094-00	1212 LAWRENCE	08/05/21	\$7,500	\$7,500	0.28	\$26,596			
007-015-100-24	N GRANT AVE	08/24/21	\$10,500	\$10,500	0.63	\$16,800			
003-635-016-00	VACANT	09/30/22	\$21,000	\$21,000	0.96	\$21,784			
015-061-026-00		11/29/21	\$11,000	\$11,000	1.00	\$11,000			
015-260-320-00		09/20/21	\$4,500	\$4,500	1.00	\$4,500			
015-280-380-00		07/08/21	\$5,250	\$5,250	1.00	\$5,250			
015-320-014-00		07/23/21	\$9,500	\$9,500	1.00	\$9,500			
004-007-100-14		01/31/22	\$6,500	\$6,500	1.49	\$4,362			
003-035-400-13	4867 E ARNOLD LAKE	09/26/22	\$12,000	\$12,000	1.60	\$7,500			
011-200-030-00	TIMBERLANE RD	03/10/23	\$8,000	\$8,000	1.81	\$4,417			
015-389-036-00		03/24/23	\$13,000	\$13,000	2.00	\$6,500			
015-200-010-00		07/08/21	\$10,000	\$10,000	3.00	\$3,333	015-200-009-00, 015-200-011-00	2 ACRES-5500	\$11,000
007-015-200-14	3321 HAMILTON	11/09/22	\$10,000	\$10,000	3.24	\$3,086		2.5 ACRES-5400	\$13,500
015-021-200-04	2947 E ELM	04/08/22	\$65,000	\$65,000	3.96	\$16,414		3 ACRES-5300	\$15,900
002-014-300-09	9192 HILL RD	05/26/21	\$16,000	\$16,000	4.00	\$4,000		4 ACRES-5200	\$20,800
003-017-300-10	VACANT	05/20/22	\$20,000	\$20,000	4.90	\$4,082			
015-017-200-13	8048 WHITE BIRCH	09/07/22	\$37,500	\$37,500	4.97	\$7,545			
007-018-300-03	435 E TOWNLINE LAKE RD	05/19/21	\$23,500	\$23,500	5.00	\$4,700		5 ACRES-5000	\$25,000
007-019-300-15	51 E CLARENCE RD	01/13/23	\$30,000	\$30,000	5.05	\$5,941			
002-036-300-28	6280 ELOIS DR	03/21/22	\$27,500	\$27,500	5.43	\$5,064	002-036-300-29		
002-012-200-03		05/05/22	\$35,000	\$35,000	6.81	\$5,140		7 ACRES-4200	\$29,400
015-022-100-08	3394 OLD SURREY	01/28/22	\$33,500	\$33,500	8.00	\$4,188			
007-017-100-04	E CRANBERRY LAKE RD	06/21/22	\$32,999	\$32,999	9.19	\$3,592	007-165-322-00, 007-165-323-00		
005-014-300-05	3136 PIPEMAN RD	03/21/22	\$28,000	\$28,000	9.43	\$2,969			
005-007-100-18		03/22/22	\$20,000	\$20,000	9.75	\$2,051			
005-007-200-04		09/16/22	\$25,000	\$25,000	9.85	\$2,538			
003-023-200-14	8700 TIMBERLANE	07/13/22	\$38,000	\$38,000	10.00	\$3,800			
003-029-100-10	VACANT	05/06/21	\$22,000	\$22,000	10.00	\$2,200			
005-032-200-07		04/23/21	\$15,000	\$15,000	10.00	\$1,500			
002-020-400-05		06/03/21	\$19,000	\$19,000	10.00	\$1,900			
007-018-300-14		02/08/23	\$23,000	\$23,000	10.00	\$2,300			
012-004-300-08		03/17/22	\$23,000	\$23,000	10.00	\$2,300			
002-012-300-10		08/05/22	\$25,000	\$25,000	10.00	\$2,500			
001-032-400-08		06/18/21	\$26,500	\$26,500	10.00	\$2,650			
007-015-400-02	3363 N BALL AVE	07/26/21	\$27,000	\$27,000	10.00	\$2,700			
007-003-400-07		03/17/22	\$30,000	\$30,000	10.00	\$3,000			
007-010-300-19		02/07/22	\$31,500	\$31,500	10.00	\$3,150			
009-017-300-03	10670 W ASHARD	09/30/21	\$32,000	\$32,000	10.00	\$3,200			
007-006-400-13		07/12/22	\$32,000	\$32,000	10.00	\$3,200			
010-009-400-22		04/18/22	\$33,500	\$33,500	10.00	\$3,350			
003-031-400-05	6199 N HARRISON AVE	11/17/21	\$40,000	\$40,000	10.00	\$4,000			
								10 ACRES-5200	\$32,000

009-015-400-11		03/23/22	\$15,000	\$15,000	10.01	\$1,499	
009-015-400-03		03/23/22	\$15,000	\$15,000	10.01	\$1,499	
009-015-200-08		11/23/22	\$23,000	\$23,000	10.01	\$2,298	
009-015-200-26		03/07/23	\$27,500	\$27,500	10.01	\$2,747	
003-029-300-13		12/29/22	\$33,000	\$33,000	10.01	\$3,297	
010-032-400-20		01/03/22	\$22,000	\$22,000	10.02	\$2,196	
010-032-400-20		04/05/22	\$29,000	\$29,000	10.02	\$2,894	
010-032-400-20		11/22/22	\$29,900	\$29,900	10.02	\$2,984	
003-029-300-10		01/27/22	\$34,000	\$34,000	10.02	\$3,393	
007-024-200-13		09/29/22	\$25,000	\$25,000	10.04	\$2,490	
005-029-200-08		06/09/22	\$35,000	\$35,000	10.05	\$3,483	
010-010-200-12		11/12/21	\$25,000	\$25,000	10.05	\$2,488	
010-016-200-09	3260 TICE	08/13/21	\$32,985	\$32,985	10.09	\$3,269	
010-009-200-19	3142 WOODVIEW TRAIL	12/01/22	\$40,000	\$40,000	10.09	\$3,964	
007-018-100-16		07/07/22	\$30,000	\$30,000	10.10	\$2,970	
007-018-100-19	POCAHONTAS	12/17/21	\$30,000	\$30,000	10.10	\$2,970	
003-035-300-14	6373 BIRCH DR	03/14/23	\$30,800	\$30,800	10.10	\$3,050	
010-008-101-07	718 PINE ST	07/29/22	\$33,000	\$33,000	10.10	\$3,267	
006-035-100-12	1220 PEASLEY	05/21/21	\$35,000	\$35,000	10.10	\$3,465	
006-035-100-11	PEASLEY BLVD	11/18/22	\$37,000	\$37,000	10.10	\$3,663	
010-010-300-10	1651 DUKES TRAIL	03/09/22	\$30,000	\$30,000	10.13	\$2,962	
010-010-300-06		03/17/23	\$30,000	\$30,000	10.15	\$2,956	
003-023-200-17		08/27/22	\$34,000	\$34,000	10.22	\$3,327	
004-034-300-09	9075 E ARNOLD LAKE RD	04/26/22	\$45,000	\$45,000	10.30	\$4,369	
010-007-300-10		12/14/22	\$21,000	\$21,000	11.00	\$1,909	
005-015-400-11		09/10/21	\$23,000	\$23,000	11.00	\$2,091	
008-016-400-08		05/09/22	\$45,900	\$45,900	11.92	\$3,851	008-040-016-00, 008-040-017-00
016-033-200-10		08/31/21	\$43,900	\$43,900	12.65	\$3,470	
008-017-100-20	7180 E CRANBERRY LAKE	07/22/22	\$30,000	\$30,000	14.00	\$2,143	
005-015-300-25	8587 FIR	07/16/21	\$80,000	\$66,135	14.63	\$4,521	
004-013-201-02	11842 MEREDITH GRANDE	08/23/22	\$70,000	\$70,000	14.82	\$4,723	
013-016-400-05		02/25/22	\$36,000	\$36,000	15.00	\$2,400	
010-007-200-21		10/25/21	\$58,000	\$58,000	15.00	\$3,867	
014-006-200-23	5690 HALF MOON TRAIL	04/02/21	\$30,000	\$30,000	16.94	\$1,771	15 ACRES-3100 \$46,500
009-700-077-01		10/18/22	\$40,000	\$40,000	17.42	\$2,296	
016-031-100-15		08/19/22	\$65,000	\$65,000	17.70	\$3,672	
004-016-400-09		10/20/21	\$66,900	\$66,900	17.92	\$3,733	004-016-400-10
010-007-200-02	OAK	10/01/21	\$54,000	\$54,000	18.50	\$2,919	
013-035-300-06		10/27/22	\$74,500	\$74,500	19.26	\$3,869	
016-036-300-07		08/25/22	\$48,000	\$48,000	19.50	\$2,462	016-036-300-08
001-029-300-10	7323 N PARTRIDGE AVE	12/13/21	\$45,000	\$45,000	20.00	\$2,250	
007-018-300-11		06/25/21	\$50,000	\$50,000	20.00	\$2,500	007-018-300-10
007-018-300-11		11/19/21	\$55,000	\$55,000	20.00	\$2,750	007-018-300-10

002-008-100-02		03/29/22	\$67,250	\$67,250	20.00	\$3,363			
005-029-100-07		07/02/21	\$97,000	\$97,000	20.00	\$4,850	005-029-100-08		
010-010-200-13		11/12/21	\$50,000	\$50,000	20.10	\$2,488	010-010-200-14		
010-032-400-14		10/13/22	\$45,000	\$45,000	21.51	\$2,092	010-032-400-15		
008-029-300-09	1134 DODGE LAKE RD	09/28/21	\$70,000	\$70,000	22.20	\$3,153	008-029-300-08		
007-018-400-16		06/28/21	\$68,000	\$68,000	23.08	\$2,946	007-018-400-23		
041-026-402-28		08/12/21	\$62,900	\$62,900	23.40	\$2,688			
007-023-300-22		05/12/21	\$46,000	\$46,000	23.41	\$1,965			
010-005-100-07		01/18/23	\$65,000	\$65,000	24.60	\$2,642			
011-004-400-09		11/09/21	\$60,000	\$60,000	25.00	\$2,400			
003-027-300-42		05/21/21	\$75,000	\$75,000	25.00	\$3,000			
005-034-400-13		12/23/21	\$69,000	\$69,000	26.68	\$2,586			25 ACRES-2600 \$65,000
005-014-400-06	3287 N MCKINLEY AVE	10/01/21	\$70,000	\$70,000	30.00	\$2,333			
009-015-200-25		02/08/23	\$67,000	\$67,000	30.02	\$2,232	009-014-300-15		
007-012-200-05	E CRANBERRY LAKE RD	03/11/22	\$115,000	\$115,000	30.70	\$3,746	007-012-200-06, 007-012-200-14		30 ACRES-2500 \$75,000
010-021-400-06		05/06/22	\$82,000	\$82,000	32.00	\$2,563			
002-010-401-17	2349 MUSKOGON RD	03/04/22	\$80,000	\$80,000	32.29	\$2,478			
013-013-400-09	8756 S HEMLOCK	02/25/22	\$56,000	\$56,000	36.22	\$1,546			
007-006-200-08		09/30/21	\$73,000	\$73,000	37.20	\$1,962			
010-014-100-15		05/14/21	\$92,000	\$92,000	37.70	\$2,440			
003-016-400-18	9291 N CLARE AVE	02/11/22	\$95,000	\$95,000	38.00	\$2,500			
005-003-200-03		04/12/22	\$110,500	\$110,500	39.00	\$2,833			
001-033-300-18	9625 W PINE RD	04/25/22	\$74,800	\$74,800	39.40	\$1,898			
008-015-100-22		08/26/21	\$94,900	\$94,900	39.50	\$2,403			
005-024-200-15	6225 W TEMPLE	04/09/21	\$78,000	\$78,000	39.98	\$1,951			
007-003-400-03	3595 E STOCKWELL RD	05/20/22	\$96,000	\$96,000	40.00	\$2,400			40 ACRES-2400 \$96,000
009-016-100-01		10/28/22	\$52,000	\$52,000	40.00	\$1,300			
011-003-300-03		09/20/22	\$76,000	\$76,000	40.00	\$1,900			
005-029-100-01		12/23/21	\$79,900	\$79,900	40.00	\$1,998			
016-027-200-15		07/26/22	\$160,000	\$160,000	41.67	\$3,840			
008-004-300-13		01/17/22	\$75,250	\$75,250	42.44	\$1,773	008-004-300-10		
009-036-100-05	8525 W PINE	06/30/21	\$115,200	\$115,200	48.00	\$2,400			
001-034-400-05	7741 BEVERLY LN	07/14/21	\$149,000	\$149,000	48.33	\$3,083			50 ACRES-2200 \$110,000
010-032-200-11	S JACKSON	03/03/22	\$155,000	\$155,000	54.20	\$2,583			
007-004-100-05	390 GREEN RD	04/30/21	\$116,000	\$116,000	61.96	\$1,872			
005-020-300-01		06/27/22	\$85,000	\$85,000	69.96	\$1,215			
001-028-100-15		07/06/22	\$140,000	\$140,000	74.87	\$1,870			
016-035-100-06		12/02/22	\$235,000	\$235,000	76.14	\$3,086	016-035-100-05		
007-033-300-07		10/28/22	\$160,000	\$160,000	79.00	\$2,025			
016-024-100-02	11338 E SURREY RD	09/15/22	\$280,000	\$280,000	79.00	\$3,544			
005-002-400-01		06/15/21	\$108,000	\$108,000	80.00	\$1,350			
010-004-300-04	523 S JACKSON	09/23/21	\$249,900	\$249,900	80.00	\$3,124			

010-012-100-03	08/13/21	\$235,000	\$235,000	85.60	\$2,745	010-012-100-06	
014-028-200-15	11/21/22	\$250,000	\$250,000	86.71	\$2,883		
005-010-300-13	02/18/22	\$275,000	\$275,000	99.34	\$2,768		
004-033-100-13	01/06/23	\$195,000	\$195,000	140.00	\$1,393		
009-012-400-01	12/09/22	\$350,000	\$350,000	160.00	\$2,188		
						100 ACRES-2000	\$200,000

2024 Frost Twp ECF Res Sections

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
003-001-400-12	5627 E PIERCE RD	07/16/21	\$64,500	WD	03-ARMI'S LENGTH	\$64,500	\$24,450	37.91	\$88,722	\$29,517	\$94,983	\$30,517	1.146	854
003-002-300-03	NO ADDRESS	04/09/21	\$35,000	WD	03-ARMI'S LENGTH	\$35,000	\$19,350	55.29	\$42,545	\$34,400	\$600	\$8,511	0.070	266
003-003-100-02	11791 N CLARE AVE	05/06/22	\$60,000	WD	03-ARMI'S LENGTH	\$60,000	\$24,450	40.75	\$55,347	\$20,000	\$40,000	\$47,385	0.844	600
003-006-300-02	635 E PIERCE RD	04/15/22	\$325,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$225,000	\$57,950	25.76	\$126,588	\$30,000	\$195,000	\$116,231	1.678	816
003-009-300-05	2100 BAILEY DR	05/25/23	\$679,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$679,000	\$230,450	33.94	\$496,668	\$308,700	\$370,500	\$296,414	1.249	4,080
003-009-400-06	10175 BAILEY DR	12/17/21	\$395,000	WD	03-ARMI'S LENGTH	\$295,000	\$71,900	24.37	\$199,117	\$20,950	\$274,050	\$267,492	1.472	1,256
003-011-200-09	10875 N POLK AVE	07/13/23	\$345,000	WD	03-ARMI'S LENGTH	\$345,000	\$132,000	38.26	\$283,990	\$28,000	\$317,000	\$267,492	1.185	2,112
003-011-400-13	10515 N POLK AVE	06/21/23	\$161,500	WD	03-ARMI'S LENGTH	\$161,500	\$64,300	39.81	\$137,098	\$31,554	\$129,946	\$53,993	0.974	480
003-012-300-02	10520 POLK AVE	09/15/21	\$175,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$175,000	\$80,800	38.50	\$79,113	\$28,016	\$51,984	\$53,993	0.974	480
003-013-300-03	9080 POLK AVE	12/10/21	\$130,000	WD	03-ARMI'S LENGTH	\$130,000	\$47,950	36.88	\$156,917	\$56,000	\$109,000	\$104,406	1.140	900
003-013-400-33	9080 POLK AVE	07/13/23	\$185,000	WD	03-ARMI'S LENGTH	\$185,000	\$59,250	32.03	\$126,158	\$28,000	\$157,000	\$102,568	0.994	864
003-013-400-33	9551 E HASKELL LK RD	09/05/23	\$70,000	WD	03-ARMI'S LENGTH	\$70,000	\$28,400	40.57	\$60,369	\$6,387	\$66,613	\$56,408	1.128	756
003-013-400-35	9245 N CORNWELL AVE	04/21/23	\$84,500	WD	19-MULTI PARCEL ARMI'S LENGTH	\$84,500	\$55,050	65.15	\$110,090	\$60,203	\$24,297	\$52,129	0.466	1,047
003-014-200-22	9433 N POLK AVE	04/01/21	\$160,000	WD	03-ARMI'S LENGTH	\$160,000	\$66,250	53.91	\$237,273	\$66,000	\$94,000	\$178,969	0.525	2,252
003-014-300-12	10031 HARPER DR	07/05/23	\$155,000	WD	03-ARMI'S LENGTH	\$155,000	\$48,550	31.32	\$103,824	\$25,368	\$129,632	\$81,981	1.581	1,698
003-016-200-06	9553 N CLARE AVE	08/19/22	\$108,378	WD	03-ARMI'S LENGTH	\$108,378	\$39,350	54.76	\$111,464	\$78,645	\$29,733	\$34,294	0.867	1,539
003-020-300-15	8104 N HARRISON AVE	01/11/22	\$178,000	WD	03-ARMI'S LENGTH	\$178,000	\$41,000	23.03	\$109,947	\$18,579	\$159,421	\$95,473	1.670	960
003-020-400-14	8395 N BASS LAKE AVE	09/20/22	\$70,269	WD	03-ARMI'S LENGTH	\$70,269	\$25,800	36.72	\$59,688	\$28,273	\$41,996	\$32,827	1.279	480
003-020-400-14	8395 N BASS LAKE AVE	06/30/22	\$70,000	WD	03-ARMI'S LENGTH	\$70,000	\$4,539	44.75	\$94,696	\$28,185	\$41,815	\$69,499	0.602	1,704
003-021-100-13	2280 E HASKELL LAKE RD	05/17/22	\$50,000	WD	03-ARMI'S LENGTH	\$100,000	\$44,750	44.75	\$94,696	\$28,185	\$71,815	\$69,499	1.033	1,704
003-021-200-01	2682 E HASKELL LAKE RD	08/31/23	\$535,000	WD	03-ARMI'S LENGTH	\$335,000	\$228,600	42.73	\$500,039	\$133,364	\$401,636	\$383,150	1.048	3,216
003-025-200-05	5800 E LONG LAKE RD	05/13/21	\$147,500	WD	03-ARMI'S LENGTH	\$147,500	\$50,550	34.27	\$135,924	\$23,663	\$123,837	\$117,305	1.056	1,959
003-025-200-07	5770 E LONG LAKE RD	05/03/22	\$61,500	WD	03-ARMI'S LENGTH	\$61,500	\$41,400	67.32	\$145,111	\$16,000	\$184,656	\$155,368	0.611	1,244
003-026-100-21	1235 EAST AVE	09/01/22	\$111,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$111,000	\$67,800	61.08	\$103,508	\$79,994	\$18,494	\$24,571	(0.753)	924
003-026-305-33	1313 EAST AVE	05/25/22	\$151,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$151,000	\$67,800	45.53	\$145,111	\$16,000	\$95,000	\$155,368	0.611	1,244
003-026-400-12	7141 SHERWOOD TRAIL	06/29/23	\$210,000	WD	03-ARMI'S LENGTH	\$210,000	\$81,950	39.02	\$175,592	\$25,344	\$184,656	\$156,999	1.176	864
003-027-300-02	7260 N CLARE AVE	07/25/22	\$69,900	LC	03-ARMI'S LENGTH	\$69,900	\$32,100	45.92	\$84,267	\$8,836	\$61,064	\$78,820	0.775	940
003-028-100-11	7800 N BASS LAKE AVE	08/24/22	\$169,000	WD	03-ARMI'S LENGTH	\$169,000	\$48,100	28.46	\$117,837	\$28,160	\$140,840	\$93,706	1.503	1,568
003-028-200-04	7967 N CLARE AVE	04/14/23	\$160,000	WD	03-ARMI'S LENGTH	\$160,000	\$58,300	36.44	\$125,857	\$7,652	\$152,348	\$123,516	1.233	1,060
003-028-200-08	7567 N CLARE AVE	09/10/21	\$40,000	WD	03-ARMI'S LENGTH	\$40,000	\$22,000	55.00	\$63,162	\$10,755	\$38,245	\$54,762	0.534	812
003-028-400-09	7147 N CLARE AVE	03/18/22	\$45,000	LC	03-ARMI'S LENGTH	\$45,000	\$22,550	50.11	\$61,613	\$6,880	\$28,120	\$57,192	0.667	864
003-028-400-33	7181 N CLARE AVE	11/21/22	\$259,900	WD	03-ARMI'S LENGTH	\$259,900	\$70,550	27.15	\$200,540	\$35,922	\$223,978	\$172,015	1.302	1,492
003-029-100-05	7680 N HARRISON AVE	05/09/22	\$169,900	WD	03-ARMI'S LENGTH	\$169,900	\$50,750	29.87	\$126,831	\$28,391	\$141,509	\$102,863	1.376	896
003-036-100-05	6740 N EBERHART AVE	04/08/22	\$210,000	WD	03-ARMI'S LENGTH	\$210,000	\$101,100	48.14	\$268,806	\$35,036	\$174,964	\$244,274	0.716	2,408
003-036-100-06	6670 N EBERHART AVE	05/07/21	\$349,900	WD	03-ARMI'S LENGTH	\$349,900	\$88,300	25.24	\$241,133	\$34,331	\$315,569	\$216,094	1.460	2,050
Totals:						\$6,170,747	\$2,301,000	37.29	\$5,405,533	\$4,643,705	\$4,196,644	\$4,196,644	0.990	use
2023 was .957							Sale Ratio =>	13.28				Ave. E.C.F. =>	1.012	

2024 Frost Twp ECF Big Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Avd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
003-035-100-07	4130 FOREST RD	07/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$130,450	43.48	\$322,931	\$103,647	\$196,353	\$189,692	1.035	1,680
003-235-019-00	411 W LONG LAKE DR	07/07/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$169,100	49.01	\$413,644	\$206,826	\$138,174	\$178,908	0.772	1,864
003-235-046-00	791 W LONG LAKE DR	06/09/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$77,650	45.15	\$201,142	\$44,064	\$127,936	\$135,881	0.942	1,484
003-235-053-10	841 BREEZE RD	11/18/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$60,800	27.14	\$159,667	\$57,064	\$166,936	\$108,757	1.535	1,168
003-300-002-00	1151 E LONG LAKE RD	10/28/21	\$126,000	WD	03-ARM'S LENGTH	\$128,000	\$52,650	41.13	\$143,907	\$49,187	\$78,813	\$81,938	0.962	728
003-361-001-01	1772 E LONG LAKE DR	05/03/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$84,850	47.14	\$230,047	\$119,773	\$60,227	\$95,393	0.631	624
003-401-003-00	1001 E LONG LAKE DR	07/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$69,550	32.35	\$171,559	\$52,988	\$162,012	\$102,570	1.580	768
003-401-005-00	981 E LONG LAKE DR	06/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$93,250	34.54	\$197,976	\$52,766	\$217,234	\$125,614	1.729	1,077
003-402-020-00	871 E LONG LAKE DR	08/04/23	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$108,900	44.45	\$229,549	\$80,781	\$164,219	\$128,692	1.276	1,310
003-403-004-00	711 E LONG LAKE DR	11/23/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,500	33.11	\$184,273	\$49,627	\$175,373	\$116,476	1.506	936
003-403-004-00	671 E LONG LAKE DR	08/26/22	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$77,700	37.00	\$183,539	\$59,991	\$150,009	\$115,273	1.301	1,206
003-403-005-00	661 E LONG LAKE DR	09/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,300	35.03	\$169,052	\$49,683	\$125,317	\$103,260	1.214	1,176
003-420-003-00	1382 E LONG LAKE DR	10/13/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$87,700	20.64	\$269,405	\$55,579	\$369,421	\$224,951	1.642	1,322
003-442-002-00	1341 E LONG LAKE DR	05/18/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,050	34.59	\$101,263	\$50,950	\$59,050	\$43,523	1.357	522
003-580-035-00	4351 S CANAL DR	08/28/23	\$210,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,500	\$152,050	72.23	\$277,625	\$97,690	\$112,810	\$167,397	0.674	1,368
003-600-005-00	5990 ACCESS RD	01/10/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$110,550	31.59	\$308,483	\$75,406	\$274,594	\$201,624	1.362	2,165
Totals:			\$3,784,500			\$3,784,500	\$1,449,050	38.29	\$3,564,062		\$2,576,478	\$2,119,949	1.216	use
							Sale. Ratio =>	11.64				E.C.F. =>	1.220	
							Std. Dev. =>					Ave. E.C.F. =>		

2023 was 1.156

2024 Frost Twp ECF Small Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asc. when Sold	Asc/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
003-023-100-03	8446 HALF MOON TRAIL	11/28/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$59,100	27.23	\$114,671	\$56,883	\$138,117	\$98,609	1.401	1,431
003-080-011-00	791 BLUE GILL LAKE DR	11/10/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$37,300	25.72	\$82,622	\$34,785	\$110,215	\$108,566	1.015	1,120
003-340-003-60	151 BLUEGILL LAKE RD	06/09/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$51,050	34.49	\$113,554	\$47,309	\$100,691	\$67,186	1.499	651
003-620-010-00	7921 N BALL AVE	04/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$91,900	68.07	\$207,673	\$60,806	\$74,194	\$148,952	0.498	1,620
003-620-012-00	7917 N BALL AVE	10/12/21	\$186,010	WD	03-ARM'S LENGTH	\$186,010	\$88,600	47.63	\$196,216	\$51,549	\$134,461	\$146,721	0.916	1,546
003-620-020-01	301 SHAPPELL	07/15/22	\$241,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$241,000	\$73,700	30.58	\$151,929	\$71,817	\$169,183	\$124,379	1.360	1,248
Totals:						\$1,050,010	\$395,650	37.68	\$866,665	\$726,861	\$694,413	1.047	use	
2023 was .985						\$1,050,010	\$395,650	16.28	\$726,861	\$726,861	\$726,861	\$726,861	1.115	

2024 Frost Twp ECF Ind

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
003-036-300-03		01/01/23	\$82,291	WD	03-ARMS LENGTH	\$82,291	\$38,950	47.33	\$82,019	\$16,054	\$66,237	\$66,097	1.002	1,600
Totals:			\$82,291			\$82,291	\$38,950	47.33	\$82,019	\$16,054	\$66,237	\$66,097	1.002	use
2023 was .998							Sale. Ratio =>	#DIV/0!				E.C.F. =>	1.002	
							Std. Dev. =>					Ave. E.C.F. =>	1.002	

2024 Frost Twp ECF Com

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
003-021-400-03	N CLARE AVE	01/01/23	\$73,890	WD	03-ARM'S LENGTH	\$73,890	\$22,800	30.86	\$51,420	\$37,709	\$36,181	\$18,257	1.982	0
003-022-300-10	8042 N CLARE AVE	01/01/23	\$92,075	WD	03-ARM'S LENGTH	\$92,075	\$55,650	60.44	\$116,244	\$26,903	\$65,172	\$118,963	0.548	2,948
003-022-300-13	8060 N CLARE AVE	01/01/23	\$50,211	WD	03-ARM'S LENGTH	\$50,211	\$27,100	53.97	\$55,845	\$27,574	\$22,637	\$37,644	0.601	1,760
003-022-300-17	8038 N CLARE AVE	01/01/23	\$112,360	WD	03-ARM'S LENGTH	\$112,360	\$47,500	42.27	\$99,311	\$23,152	\$89,208	\$101,410	0.880	1,851
003-022-400-27	3611 E LONG LAKE RD	01/01/23	\$227,844	WD	03-ARM'S LENGTH	\$227,844	\$121,050	53.13	\$170,113	\$51,790	\$176,054	\$157,554	1.117	5,094
003-028-200-19	7715 N CLARE AVE	01/01/22	\$71,580	WD	03-ARM'S LENGTH	\$71,580	\$29,850	41.70	\$60,966	\$21,939	\$49,641	\$51,967	0.955	1,600
003-028-200-19	7715 N CLARE AVE	03/20/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,200	48.00	\$60,966	\$21,939	\$43,061	\$51,967	0.829	1,600
003-028-400-16	7415 N CLARE AVE	01/01/22	\$207,609	WD	03-ARM'S LENGTH	\$207,609	\$93,300	44.94	\$197,839	\$20,270	\$187,339	\$236,443	0.792	8,495
003-028-400-17	7385 N CLARE AVE	01/01/23	\$56,156	WD	03-ARM'S LENGTH	\$56,156	\$24,900	44.34	\$51,499	\$19,031	\$37,125	\$43,233	0.859	2,167
003-033-400-21	2900 DOC DR	01/01/23	\$496,126	WD	03-ARM'S LENGTH	\$496,126	\$171,000	34.47	\$359,217	\$43,996	\$452,130	\$419,735	1.077	15,240
003-036-300-06	5019 E ARNOLD LAKE RD	11/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$124,000	70.86	\$243,719	\$27,846	\$147,154	\$175,844	0.837	3,588
003-036-300-06	5019 E ARNOLD LAKE RD	01/01/22	\$202,273	WD	03-ARM'S LENGTH	\$202,273	\$120,200	59.42	\$243,719	\$27,846	\$174,427	\$287,447	0.607	3,588
Totals:						\$1,830,124	\$868,550	47.46	\$1,710,858	\$1,480,129	\$1,700,465	0.870	use	
						Sale. Ratio =>	11.43							
						Std. Dev. =>	11.43							

2023 was .751

E.C.F. => 0.924

2024 Frost Twp ECF Ag

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
003-009-100-05	10950 BAILEY DR	01/01/23	\$648,712	WD	03-ARM'S LENGTH	\$648,712	\$327,100	50.42	\$680,372	\$376,558	\$272,154	\$272,154	1.000	0
Totals:			\$648,712			\$648,712	\$327,100	50.42	\$680,372	\$376,558	\$272,154	\$272,154	1.000	use
2023 was 1.05							Std. Dev. =>	#DIV/0!				E.C.F. =>	1.000	
												Ave. E.C.F. =>	1.000	

2024 Frost Twp Com FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
003-028-200-19	7715 N CLARE AVE	01/01/22	\$71,580	WD	03-ARM'S LENGTH	\$71,580	\$29,850	41.70	\$60,966	\$32,553	\$21,939	425.0	400.0
003-028-200-19	7715 N CLARE AVE	03/20/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,200	48.00	\$60,966	\$25,973	\$21,939	300.0	300.0
003-028-400-16	7415 N CLARE AVE	01/01/22	\$207,609	WD	03-ARM'S LENGTH	\$207,609	\$93,300	44.94	\$197,839	\$30,040	\$20,270	224.0	122.0
Totals:			\$344,189			\$344,189	\$154,350	44.84	\$319,771	\$88,566	Average	949.0	
2023 was 83							Sale. Ratio =>	44.84			Average		
							Std. Dev. =>	3.15			per FF=>	\$93	use

2024 Frost Twp Small Lakes FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front Depth	Net Acres	
003-023-100-03	8446 HALF MOON TRAIL	11/28/22	\$195,000	WD	03-ARMI'S LENGTH	\$195,000	\$53,100	27.23	\$114,671	\$135,329	\$55,000	125.0	680.0	1.52
003-080-011-00	791 BLUE GILL LAKE DR	11/10/21	\$145,000	WD	03-ARMI'S LENGTH	\$145,000	\$37,300	25.72	\$82,622	\$90,428	\$28,050	100.0	137.0	0.16
003-340-003-60	151 BLUEGILL LAKE RD	06/09/22	\$148,000	WD	03-ARMI'S LENGTH	\$148,000	\$5,1050	34.49	\$113,554	\$80,646	\$46,200	84.0	134.0	0.26
003-340-011-00	241 RIDGE RD	04/09/21	\$123,000	WD	03-ARMI'S LENGTH	\$123,000	\$38,050	30.93	\$152,130	(\$310)	\$28,820	52.4	160.0	0.19
003-620-010-00	7921 N BALL AVE	04/22/22	\$135,000	WD	03-ARMI'S LENGTH	\$135,000	\$9,1900	68.07	\$207,673	(\$24,274)	\$48,400	88.0	281.0	0.57
003-620-012-00	7917 N BALL AVE	10/12/21	\$186,010	WD	03-ARMI'S LENGTH	\$186,010	\$8,600	47.63	\$196,216	\$28,844	\$39,050	71.0	326.0	0.53
003-620-020-01	301 SHAPPELL	07/15/22	\$241,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$241,000	\$73,700	30.58	\$151,929	\$156,071	\$67,000	170.0	312.0	0.62
Totals:						\$1,173,010			\$433,700	\$1,018,795	\$466,735	Average per FF=>	Average per Net Acre=>	3.84
2023 was 550									Sale Ratio =>					
									Std. Dev. =>					
									36.97					
									15.17					

2024 Frost Twp Big Lakes FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
003-035-100-07	4130 FOREST RD	07/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$130,450	43.48	\$322,931	\$78,969	\$101,900	100.0	100.0
003-235-019-00	411 W LONG LAKE DR	07/07/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$169,100	49.01	\$413,644	\$131,080	\$199,724	196.0	199.0
003-235-053-10	841 BREEZE RD	11/18/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$60,800	27.14	\$159,667	\$121,397	\$57,064	56.0	205.0
003-300-002-00	1151 E LONG LAKE RD	10/28/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$52,650	41.13	\$143,907	\$31,986	\$47,693	47.0	159.0
003-361-001-01	1772 E LONG LAKE DR	05/03/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$84,850	47.14	\$230,047	\$67,138	\$117,185	115.0	274.0
003-401-003-00	1001 E LONG LAKE DR	07/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$69,550	32.35	\$171,559	\$96,429	\$52,988	52.0	90.0
003-401-005-00	981 E LONG LAKE DR	06/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$93,250	34.54	\$197,976	\$122,974	\$50,950	50.0	134.0
003-402-004-00	871 E LONG LAKE DR	08/04/23	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$108,900	44.45	\$229,549	\$93,804	\$78,353	117.0	270.0
003-402-020-00	711 E LONG LAKE DR	11/23/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,500	33.11	\$184,273	\$88,620	\$47,893	47.0	116.0
003-403-004-00	671 E LONG LAKE DR	08/26/22	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$77,700	37.00	\$183,539	\$80,078	\$53,617	80.0	239.0
003-403-005-00	661 E LONG LAKE DR	09/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,300	35.03	\$169,052	\$52,822	\$46,874	46.0	109.0
003-403-014-00	VACANT	07/29/22	\$169,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$169,900	\$58,000	34.14	\$142,976	\$94,282	\$67,358	150.0	295.0
003-420-003-00	1382 E LONG LAKE DR	10/13/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$87,700	20.64	\$269,405	\$210,621	\$55,026	99.0	147.0
003-420-010-00	1452 E LONG LAKE DR	10/12/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$75,850	21.25	\$203,444	\$205,525	\$51,969	95.0	185.0
003-442-002-00	1341 E LONG LAKE DR	05/18/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,050	34.59	\$101,263	\$59,687	\$50,950	50.0	119.0
003-540-006-00	6460 BIRCH DR	09/15/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$71,000	20.11	\$155,454	\$259,705	\$62,159	125.0	133.0
003-600-005-00	5990 ACCESS RD	01/10/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$110,550	31.59	\$308,483	\$116,923	\$75,406	74.0	249.0
Totals:						\$4,281,900	\$4,281,900	\$1,424,200	\$3,587,169	\$1,912,040	\$1,217,309	1,499.0	\$1,276 use

2023 was 1019

Sale. Ratio =>
Std. Dev. =>

Average
per FF=>

33.26
8.82

2024 Frost Twp Res FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
003-040-415-00	105 N BEVERLY DR	12/01/21	\$14,000	WD	03-ARMS LENGTH	\$14,000	\$9,500	67.86	\$29,085	\$595	\$15,680	140.0	215.0
003-040-433-00	300 ROBERT ST	10/18/21	\$44,900	WD	03-ARMS LENGTH	\$44,900	\$14,650	32.63	\$39,567	\$18,101	\$12,768	114.0	200.0
003-040-467-00	303 N BEVERLY DR	11/19/21	\$18,000	WD	03-ARMS LENGTH	\$18,000	\$5,100	28.33	\$18,602	\$12,838	\$13,440	120.0	250.0
003-080-035-01	3865 E LONG LAKE RD	12/09/22	\$139,325	WD	03-ARMS LENGTH	\$139,325	\$41,000	29.43	\$109,446	\$41,639	\$11,760	105.0	200.0
003-100-031-00	1239 SUNRISE LANE	07/14/23	\$132,000	WD	03-ARMS LENGTH	\$132,000	\$36,600	27.73	\$77,793	\$73,695	\$19,488	174.0	116.0
003-100-035-00	1183 LAURELY RD	10/21/21	\$87,500	WD	19-MULTI PARCEL ARMS LENGTH	\$87,500	\$29,900	34.17	\$62,888	\$42,532	\$17,920	224.0	240.0
003-100-070-00	1251 EAST AVE	08/20/21	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$9,900	19.60	\$32,542	\$39,218	\$21,760	272.0	242.0
003-100-075-00	1231 EAST AVE	04/01/22	\$60,000	LC	03-ARMS LENGTH	\$60,000	\$19,350	32.25	\$52,871	\$20,569	\$13,440	120.0	119.0
003-120-083-00	1157 LAWRENCE RD	01/04/23	\$108,000	WD	03-ARMS LENGTH	\$108,000	\$29,150	26.99	\$78,437	\$43,003	\$13,440	120.0	119.0
003-120-094-00	1212 LAWRENCE	08/05/21	\$7,500	WD	03-ARMS LENGTH	\$90,000	\$33,650	37.39	\$71,794	\$31,982	\$13,776	123.0	120.0
003-160-009-00	5443 E WILSON RD	09/16/22	\$36,500	WD	03-ARMS LENGTH	\$36,500	\$4,250	56.67	\$13,776	\$7,500	\$13,776	123.0	100.0
003-185-033-00	2791 AZALEA LANE	06/10/22	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$13,750	37.67	\$36,760	\$12,058	\$12,318	110.0	79.0
003-203-006-00	242 RIDGE RD	09/20/23	\$55,000	WD	03-ARMS LENGTH	\$55,000	\$12,600	50.40	\$34,574	\$1,626	\$11,200	100.0	135.0
003-203-013-00	204 RIDGE RD	07/29/22	\$169,900	WD	19-MULTI PARCEL ARMS LENGTH	\$169,900	\$20,350	37.00	\$43,060	\$24,708	\$12,768	60.0	109.0
003-220-001-00	1510 BIRCH RD	08/03/21	\$90,000	WD	19-MULTI PARCEL ARMS LENGTH	\$90,000	\$27,550	30.61	\$120,376	\$104,094	\$44,523	250.0	295.0
003-220-021-00	8300 FIR MAC TR	03/15/23	\$72,000	WD	03-ARMS LENGTH	\$72,000	\$26,700	37.08	\$68,515	\$10,385	\$11,318	100.0	190.0
003-220-034-00	8050 FIR MAC DR	10/22/21	\$40,000	WD	03-ARMS LENGTH	\$40,000	\$13,350	33.38	\$35,582	\$11,318	\$6,900	100.0	190.0
003-220-049-00	8241 FIRMAC DR	10/28/22	\$27,700	WD	03-ARMS LENGTH	\$27,700	\$28,400	48.56	\$33,538	\$1,062	\$6,900	100.0	190.0
003-220-057-00	8401 FIRMAC DR	07/27/22	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$28,400	29.89	\$28,386	\$28,386	\$6,900	100.0	190.0
003-220-058-00	8421 FIRMAC DR	09/01/21	\$131,000	WD	03-ARMS LENGTH	\$131,000	\$46,700	35.65	\$73,514	\$4,774	\$10,304	92.0	200.0
003-240-013-00	5740 E HASKELL LAKE RD	07/07/22	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$25,900	34.53	\$69,267	\$16,037	\$10,304	50.0	61.0
003-280-010-00	4543 E ARNOLD LAKE RD	12/22/21	\$82,000	WD	03-ARMS LENGTH	\$82,000	\$11,250	38.11	\$86,525	\$3,382	\$7,907	60.0	287.0
003-340-013-00	215 RIDGE RD	08/16/21	\$40,500	WD	03-ARMS LENGTH	\$40,500	\$19,400	24.56	\$57,035	\$28,865	\$5,600	50.0	61.0
003-370-007-00	4841 FOREST RD	09/14/21	\$79,000	WD	03-ARMS LENGTH	\$79,000	\$19,500	29.26	\$108,681	\$40,119	\$13,800	100.0	300.0
003-441-004-01	1273 E LAKE AVE	06/18/21	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$24,300	32.40	\$56,706	\$32,491	\$14,197	177.5	154.0
003-460-004-00	3942 OAK GROVE RD	02/14/22	\$75,000	WD	19-MULTI PARCEL ARMS LENGTH	\$75,000	\$39,500	29.26	\$108,681	\$40,119	\$13,800	200.0	240.0
003-480-042-00	3848 HALF MOON LAKE RD	06/01/21	\$26,000	WD	03-ARMS LENGTH	\$26,000	\$12,150	46.73	\$37,751	\$11,093	\$22,844	204.0	104.0
003-520-044-00	123 W LONG LAKE DR	07/15/22	\$116,000	WD	19-MULTI PARCEL ARMS LENGTH	\$116,000	\$29,000	25.00	\$60,390	\$80,465	\$16,509	298.0	252.0
003-540-022-00	6471 BIRCH DR	11/22/22	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$40,750	42.29	\$136,317	\$192	\$22,288	67.0	188.0
003-600-021-00	4350 E ARNOLD LAKE RD	08/17/23	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$64,750	40.47	\$138,517	\$43,771	\$22,288	199.0	60.0
003-625-001-10	8158 N CLARE AVE	03/25/22	\$117,389	WD	03-ARMS LENGTH	\$117,389	\$41,000	34.93	\$118,283	\$3,106	\$4,000	0.0	0.0
Totals:						\$2,519,214	\$842,910	33.46	\$2,134,467	\$848,110	\$463,363	4,397.4	\$193

2023 was \$112

Sale Ratio =>
Std. Dev. =>

Average
per FF=>

use