

2024 ECF for the 2025 ASSESSMENTS

BAY MILLS TOWNSHIP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj Sale \$	Asd at Sale	Asd/Adj	Curr Appr	Land Yard	Bldg Resid	Manual Cost	E.C.F.	ECF Area	Bldg style	Class				
001-035-034-01	7660 W BIRCH POINT RD	08/17/2022	650,000	WD	630,000	214,600	34.06	496,946	288,920	341,080	247,650	1.377	'WF1	1ST	401				
001-036-013-01	6636 W 6 MILE RD	12/18/2023	114,000	WD	114,000	56,100	49.21	132,931	31,442	82,558	105,279	0.784	'IN1	1ST	401				
001-110-036-01	14802 W LAKESHORE DR	02/27/2024	77,000	CD	77,000	44,200	57.40	92,812	40,458	36,542	58,042	0.630	'IN1	1ST	401				
001-110-042-01	14799 W LAKESHORE DR	10/27/2023	60,000	WD	60,000	49,400	82.33	110,758	52,800	7,200	60,122	0.120	'IN1	1ST	401				
001-111-001-21	13327 W LAKESHORE DR	08/14/2023	410,000	WD	410,000	115,300	28.12	298,957	28,406	381,594	322,084	1.185	'INL+	2ST	401				
001-130-005-01	4119 S RANGER RD	12/15/2023	100,000	WD	100,000	44,000	44.00	104,833	19,879	80,121	88,126	0.909	'IN1	1ST	401				
001-218-010-01	23932 W OLSON WARD R	03/02/2024	288,000	WD	288,000	155,900	54.13	315,035	257,756	30,244	70,453	0.429	'WF1	1ST	401				
001-225-010-01	18244 W CHARTRAND RD	12/02/2022	59,000	WD	59,000	17,600	29.83	47,713	22,502	36,498	26,152	1.396	'IN1	1ST	401				
001-350-095-01	10503 W TRAILS END ROV	10/19/2023	390,000	WD	390,000	149,200	38.26	315,504	72,080	317,920	289,790	1.097	'WF+	2ST	401				
001-390-015-01	13728 W FREEMAN RD	09/04/2022	50,000	WD	50,000	25,200	50.40	68,964	15,953	34,047	54,990	0.619	'IN1	1ST	401				
001-400-010-01	1804 S MONOCLE LAKE R	05/01/2023	400,000	WD	400,000	233,200	58.30	485,416	63,672	336,328	502,076	0.670	'WF+	1+ ST	401				
001-450-017-01	13296 W LAKESHORE DR	05/31/2022	645,000	WD	645,000	213,400	33.09	495,312	109,299	535,701	459,539	1.166	'WF+	2ST	401				
001-483-046-01	28067 W MAPLE LANE	09/27/2023	285,000	WD	285,000	58,400	20.49	132,103	39,920	245,080	102,425	2.393	'WF3	1 1/2 ST	401				
001-484-077-01	28335 W MAPLE LN	09/12/2023	275,000	WD	275,000	97,600	35.49	202,701	46,292	228,708	186,201	1.228	'WF+	2ST	401				
001-484-077-01	28335 W MAPLE LN	01/04/2023	250,000	WD	248,500	89,100	35.86	202,701	46,292	202,208	186,201	1.086	'WF+	2ST	401				
001-540-020-01	4517 S BAY MILLS POINT	09/05/2023	350,000	WD	350,000	109,000	31.14	225,096	139,200	210,800	102,257	2.061	'WF1	1ST	401				
001-540-044-01	4524 S BAY MILLS POINT	07/28/2023	185,000	WD	185,000	54,900	29.68	117,883	65,360	119,640	62,527	1.913	'WF<90	1ST	401				
001-540-101-91	4301 S BAY MILLS POINT	12/16/2022	436,000	WD	424,000	153,800	36.27	356,240	102,263	321,737	302,353	1.064	'WF+	1+ ST	401				
001-560-070-01	14023 W LAKESHORE DR	08/03/2022	75,000	WD	75,000	25,900	34.53	79,570	31,250	43,750	50,124	0.873	'IN1	1ST	401				
Totals:			5,099,000		5,065,500	1,906,800		4,281,475		3,591,756	3,276,391								
												Sale. Ratio =>	37.64			E.C.F. =>	1.096		
												Ave. E.C.F. =>	1.105						

WATER FRONT HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj Sale \$	Asd at Sale	Asd/Adj	Curr Appra	Land Yard	Bldg Residua	Cost Per Man \$	E.C.F.	ECF Area	Bldg Style	Class				
001-035-034-01	7660 W BIRCH POINT RD	08/17/2022	650,000	WD	630,000	214,600	34.06	496,946	288,920	341,080	247,650	1.377	'WF1	1ST	401				
001-218-010-01	23932 W OLSON WARD R	03/02/2024	288,000	WD	288,000	155,900	54.13	315,035	257,756	30,244	70,453	0.429	'WF1	1ST	401				
001-350-095-01	10503 W TRAILS END ROV	10/19/2023	390,000	WD	390,000	149,200	38.26	315,504	72,080	317,920	289,790	1.097	'WF+	2ST	401				
001-400-010-01	1804 S MONOCLE LAKE R	05/01/2023	400,000	WD	400,000	233,200	58.30	485,416	63,672	336,328	502,076	0.670	'WF+	1+ ST	401				
001-450-017-01	13296 W LAKESHORE DR	05/31/2022	645,000	WD	645,000	213,400	33.09	495,312	109,299	535,701	459,539	1.166	'WF+	2ST	401				
001-483-046-01	28067 W MAPLE LANE	09/27/2023	285,000	WD	285,000	58,400	20.49	132,103	39,920	245,080	102,425	2.393	'WF3	1 1/2 ST	401				
001-484-077-01	28335 W MAPLE LN	09/12/2023	275,000	WD	275,000	97,600	35.49	202,701	46,292	228,708	186,201	1.228	'WF+	2ST	401				
001-484-077-01	28335 W MAPLE LN	01/04/2023	250,000	WD	248,500	89,100	35.86	202,701	46,292	202,208	186,201	1.086	'WF+	2ST	401				
001-540-020-01	4517 S BAY MILLS POINT	09/05/2023	350,000	WD	350,000	109,000	31.14	225,096	139,200	210,800	102,257	2.061	'WF1	1ST	401				
001-540-044-01	4524 S BAY MILLS POINT	07/28/2023	185,000	WD	185,000	54,900	29.68	117,883	65,360	119,640	62,527	1.913	'WF<90	1ST	401				
001-540-101-91	4301 S BAY MILLS POINT	12/16/2022	436,000	WD	424,000	153,800	36.27	356,240	102,263	321,737	302,353	1.064	'WF+	1+ ST	401				
Totals:			4,154,000		4,120,500	1,529,100		3,344,937		2,889,446	2,511,472								
												Sale. Ratio =>	37.11			E.C.F. =>	1.150		
												Ave. E.C.F. =>	1.317						

IN 1 HOMES - INLAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj Sale \$	Asd at Sale	Asd/Adj	Curr Appra	Land Yard	Bldg Residua	Cost Per Man \$	E.C.F.	ECF Area	Bldg Style	Class				
001-036-013-01	6636 W 6 MILE RD	12/18/2023	114,000	WD	114,000	56,100	49.21	132,931	31,442	82,558	105,279	0.784	'IN1	1ST	401				
001-110-036-01	14802 W LAKESHORE DR	02/27/2024	77,000	CD	77,000	44,200	57.40	92,812	40,458	36,542	58,042	0.630	'IN1	1ST	401				
001-110-042-01	14799 W LAKESHORE DR	10/27/2023	60,000	WD	60,000	49,400	82.33	110,758	52,800	7,200	60,122	0.120	'IN1	1ST	401				
001-111-001-21	13327 W LAKESHORE DR	08/14/2023	410,000	WD	410,000	115,300	28.12	298,957	28,406	381,594	322,084	1.185	'INL+	2ST	401				
001-130-005-01	4119 S RANGER RD	12/15/2023	100,000	WD	100,000	44,000	44.00	104,833	19,879	80,121	88,126	0.909	'IN1	1ST	401				
001-225-010-01	18244 W CHARTRAND RD	12/02/2022	59,000	WD	59,000	17,600	29.83	47,713	22,502	36,498	26,152	1.396	'IN1	1ST	401				
001-390-015-01	13728 W FREEMAN RD	09/04/2022	50,000	WD	50,000	25,200	50.40	68,964	15,953	34,047	54,990	0.619	'IN1	1ST	401				
001-560-070-01	14023 W LAKESHORE DR	08/03/2022	75,000	WD	75,000	25,900	34.53	79,570	31,250	43,750	50,124	0.873	'IN1	1ST	401				
Totals:			945,000		945,000	377,700		936,538		702,310	764,919								
												Sale. Ratio =>	39.97			E.C.F. =>	0.918		
												Ave. E.C.F. =>	0.814						

WF 3&4 INLAND LAKES HOMES																		
Parcel Number	Street Address	Date	Price	Instr.	Sale \$	Sale	Adj Sale	Appra	Yard	Residua	Man \$	E.C.F.	Area	Style	Class			
001-483-046-0	28067 W MAPLE LANE	09/27/2023	285,000	WD	285,000	58,400	20.49	132,103	39,920	245,080	102,425	2.393	'WF3	1 1/2 ST	401			
001-484-077-0	28335 W MAPLE LN	09/12/2023	275,000	WD	275,000	97,600	35.49	202,701	46,292	228,708	186,201	1.228	'WF+	2ST	401			
001-484-077-0	28335 W MAPLE LN	01/04/2023	250,000	WD	248,500	89,100	35.86	202,701	46,292	202,208	186,201	1.086	'WF+	2ST	401			
001-400-010-0	1804 S MONOCLE LAKE RI	05/01/2023	400,000	WD	400,000	233,200	58.30	485,416	63,672	336,328	502,076	0.670	'WF+	1+ ST	401			
Totals:			1,210,000		1,208,500	478,300		1,022,921		1,012,324	976,903							
											Sale. Ratio =>		39.58		E.C.F. =>		1.036	
													Ave. E.C.F. =>		1.344			

BLDGs ON LEASED LAND															
Parcel Number	Street Address	Date	Price	Instr.	Sale \$	Sale	Adj Sale	Appra	Yard	Residua	Man \$	E.C.F.	Area	Style	Class

THERE WERE NO SALES OF BUILDINGS ON LEASED LAND FOR THIS TIME PERIOD

BUILDING STYLE - 1 STORY																		
Parcel Number	Street Address	Date	Price	Instr.	Sale \$	Sale	Adj Sale	Appra	Yard	Residua	Man \$	E.C.F.	Area	Style	Class			
001-035-034-0	7660 W BIRCH POINT RD	08/17/2022	650,000	WD	630,000	214,600	34.06	496,946	288,920	341,080	247,650	1.377	'WF1	1ST	401			
001-036-013-0	6636 W 6 MILE RD	12/18/2023	114,000	WD	114,000	56,100	49.21	132,931	31,442	82,558	105,279	0.784	'IN1	1ST	401			
001-110-036-0	14802 W LAKESHORE DR	02/27/2024	77,000	CD	77,000	44,200	57.40	92,812	40,458	36,542	58,042	0.630	'IN1	1ST	401			
001-110-042-0	14799 W LAKESHORE DR	10/27/2023	60,000	WD	60,000	49,400	82.33	110,758	52,800	7,200	60,122	0.120	'IN1	1ST	401			
001-130-005-0	4119 S RANGER RD	12/15/2023	100,000	WD	100,000	44,000	44.00	104,833	19,879	80,121	88,126	0.909	'IN1	1ST	401			
001-218-010-0	23932 W OLSON WARD R	03/02/2024	288,000	WD	288,000	155,900	54.13	315,035	257,756	30,244	70,453	0.429	'WF1	1ST	401			
001-225-010-0	18244 W CHARTRAND RD	12/02/2022	59,000	WD	59,000	17,600	29.83	47,713	22,502	36,498	26,152	1.396	'IN1	1ST	401			
001-390-015-0	13728 W FREEMAN RD	09/04/2022	50,000	WD	50,000	25,200	50.40	68,964	15,953	34,047	54,990	0.619	'IN1	1ST	401			
001-540-020-0	4517 S BAY MILLS POINT	09/05/2023	350,000	WD	350,000	109,000	31.14	225,096	139,200	210,800	102,257	2.061	'WF1	1ST	401			
001-540-044-0	4524 S BAY MILLS POINT	07/28/2023	185,000	WD	185,000	54,900	29.68	117,883	65,360	119,640	62,527	1.913	'WF<90	1ST	401			
001-560-070-0	14023 W LAKESHORE DR	08/03/2022	75,000	WD	75,000	25,900	34.53	79,570	31,250	43,750	50,124	0.873	'IN1	1ST	401			
Totals:			2,008,000		1,988,000	796,800		1,792,541		1,022,480	925,722							
											Sale. Ratio =>		40.08		E.C.F. =>		1.105	
													Ave. E.C.F. =>		1.010			

BUILDING STYLE - 1+ STORY																		
Parcel Number	Street Address	Date	Price	Instr.	Sale \$	Sale	Adj Sale	Appra	Yard	Residua	Man \$	E.C.F.	Area	Style	Class			
001-111-001-2	13327 W LAKESHORE DR	08/14/2023	410,000	WD	410,000	115,300	28.12	298,957	28,406	381,594	322,084	1.185	'INL+	2ST	401			
001-350-095-0	10503 W TRAILS END ROV	10/19/2023	390,000	WD	390,000	149,200	38.26	315,504	72,080	317,920	289,790	1.097	'WF+	2ST	401			
001-400-010-0	1804 S MONOCLE LAKE RI	05/01/2023	400,000	WD	400,000	233,200	58.30	485,416	63,672	336,328	502,076	0.670	'WF+	1+ ST	401			
001-450-017-0	13296 W LAKESHORE DR	05/31/2022	645,000	WD	645,000	213,400	33.09	495,312	109,299	535,701	459,539	1.166	'WF+	2ST	401			
001-483-046-0	28067 W MAPLE LANE	09/27/2023	285,000	WD	285,000	58,400	20.49	132,103	39,920	245,080	102,425	2.393	'WF3	1 1/2 ST	401			
001-484-077-0	28335 W MAPLE LN	09/12/2023	275,000	WD	275,000	97,600	35.49	202,701	46,292	228,708	186,201	1.228	'WF+	2ST	401			
001-484-077-0	28335 W MAPLE LN	01/04/2023	250,000	WD	248,500	89,100	35.86	202,701	46,292	202,208	186,201	1.086	'WF+	2ST	401			
001-540-101-9	4301 S BAY MILLS POINT	11/16/2022	436,000	WD	424,000	153,800	36.27	356,240	102,263	321,737	302,353	1.064	'WF+	1+ ST	401			
Totals:			3,091,000		3,077,500	1,110,000		2,488,934		2,569,276	2,350,669							
											Sale. Ratio =>		36.07		E.C.F. =>		1.093	
													Ave. E.C.F. =>		1.236			

COMMERCIAL ECF FOR 2025 ASSESSMENT

Parcel Number	Address	Sale Date	Liber/Page	Class	Sale Price	Land.Yard	Bldg Resid	Manual Cost	ECF	
003-030-052-0	29282 W M-28	11/9/23	1398/847	201	310,000	155,104	154,896	124,632	1.243 Motel	
004-117-016-0	4338 W M-28	9/28/22	1377/696	201	600,000	57,050	542,950	609,027	0.892 Warehouse	
014-057-007-0	11556 W Irish Line	12/29/23	1400/1153	201	510,214	286,041	224,173	568,000	0.395 Lodge	
014-421-001-0	6861 W M-221	2/22/23	1384/382	201	200,000	92,000	108,000	206,000	0.524 Apt & Store	
015-223-038-00	21601 S M-123	3/2/23	1384/880	201	138,000	35,389	102,611	127,050	0.808	
016-181-005-80	155 N M-123	3/13/23	1385/34	201	132,500	69,900	62,600	95,420	0.656	
TOTAL		6				TOTAL	#####	#####	0.691	0.753 AVERAGE