

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	Cur Appr	Land Yard	Bldg Resid	Manual Cost	E.C.F.	ECF Area	Bldg style	Class		
001-030-010-00	12010 W LAKESHORE DR	5/3/24	150,000	WD	148,000	58,000	39.19	139,844	27,173	120,827	101,964	1.185	'IN1	1 ST	401		
001-035-014-00	5015 S ISLAND VIEW	11/15/24	194,000	WD	194,000	103,900	53.56	205,391	128,460	65,540	94,626	0.693	'WF1	1 ST	401		
001-036-013-00	6636 W 6 MILE RD	12/18/23	114,000	WD	114,000	56,100	49.21	151,868	38,088	75,912	102,968	0.737	'IN1	1 ST	401		
001-110-036-00	14802 W LAKESHORE DR	2/27/24	77,000	CD	77,000	44,200	57.40	93,546	40,378	36,622	48,115	0.761	'IN1	1 ST	401		
001-110-042-00	14799 W LAKESHORE DR	10/27/23	60,000	WD	60,000	49,400	82.33	116,411	48,960	11,040	61,041	0.181	'IN1	1 ST	401		
001-111-001-20	13327 W LAKESHORE DR	8/14/23	410,000	WD	410,000	138,300	33.73	377,207	28,192	381,808	315,850	1.209	'INL+	2 ST	401		
001-111-001-35	13067 W LAKESHORE DR	5/23/24	340,000	WD	340,000	149,500	43.97	386,730	33,870	306,130	319,330	0.959	'INL+	2 ST	401		
001-130-005-00	4119 S RANGER RD	12/15/23	100,000	WD	100,000	44,000	44.00	123,361	25,980	74,020	88,127	0.840	'IN1	1 ST	401		
001-350-095-00	10503 W TRAILS END ROW	10/19/23	390,000	WD	390,000	149,200	38.26	443,698	89,040	300,960	287,638	1.046	'WF+	2 ST	401		
001-400-010-00	1804 S MONOCLE LAKE RD	5/1/23	400,000	WD	400,000	233,200	58.30	656,972	67,171	332,829	478,346	0.696	'WF+	1 1/4 ST	401		
001-483-046-00	28067 W MAPLE LANE	9/27/23	285,000	WD	285,000	58,400	20.49	177,024	53,840	231,160	99,905	2.314	'WF3	1 1/2 ST	401		
001-484-058-00	28195 W MAPLE LN	6/12/24	265,000	WD	245,000	62,300	25.43	181,771	56,634	188,366	101,489	1.856	'WF3	1 ST	401		
001-484-077-00	28335 W MAPLE LN	9/12/23	275,000	WD	275,000	97,600	35.49	290,238	60,776	214,224	186,100	1.151	'WF+	2 ST	401		
001-500-027-00	2881 S LANG DR	5/31/24	375,000	WD	375,000	136,100	36.29	364,657	23,397	351,603	308,832	1.138	'INL+	1 3/4 ST	401		
001-540-020-00	4517 S BAY MILLS PTE RD	9/5/23	350,000	WD	350,000	109,000	31.14	323,269	167,600	182,400	126,252	1.445	'WF1	1+ ST	401		
001-540-044-00	4524 S BAY MILLS PTE RD	7/28/23	185,000	WD	185,000	54,900	29.68	152,638	80,640	104,360	62,606	1.667	'WF<90	1 ST	401		
001-540-057-00	4610 S BAY MILLS PTE RD	10/4/24	270,000	WD	270,000	76,000	28.15	200,282	75,507	194,493	108,500	1.793	'WF<90	1 ST	401		
001-560-043-25	14320 W LAKESHORE DR	10/22/24	180,000	WD	180,000	58,700	32.61	148,178	115,000	65,000	26,908	2.416	'WF1	1 ST	401		
Totals:			4,420,000		4,398,000	1,678,800		4,533,085		3,237,294	2,918,597						
							Sale. Ratio =>	38.17					E.C.F. =>	1.109			
							Std. Dev. =>	14.87					Ave. E.C.F. =	1.227			

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		
001-035-014-00	5015 S ISLAND VIEW	11/15/24	194,000	WD	194,000	103,900	53.56	205,391	128,460	65,540	94,626	0.693	'WF1	1 ST	401		
001-350-095-00	10503 W TRAILS END ROW	10/19/23	390,000	WD	390,000	149,200	38.26	443,698	89,040	300,960	287,638	1.046	'WF+	2 ST	401		
001-400-010-00	1804 S MONOCLE LAKE RD	5/1/23	400,000	WD	400,000	233,200	58.30	656,972	67,171	332,829	478,346	0.696	'WF+	1 1/4 ST	401		
001-483-046-00	28067 W MAPLE LANE	9/27/23	285,000	WD	285,000	58,400	20.49	177,024	53,840	231,160	99,905	2.314	'WF3	1 1/2 ST	401		
001-484-058-00	28195 W MAPLE LN	6/12/24	265,000	WD	245,000	62,300	25.43	181,771	56,634	188,366	101,489	1.856	'WF3	1 ST	401		
001-484-077-00	28335 W MAPLE LN	9/12/23	275,000	WD	275,000	97,600	35.49	290,238	60,776	214,224	186,100	1.151	'WF+	2 ST	401		
001-540-020-00	4517 S BAY MILLS PTE RD	9/5/23	350,000	WD	350,000	109,000	31.14	323,269	167,600	182,400	126,252	1.445	'WF1	1+ ST	401		
001-540-044-00	4524 S BAY MILLS PTE RD	7/28/23	185,000	WD	185,000	54,900	29.68	152,638	80,640	104,360	62,606	1.667	'WF<90	1 ST	401		
001-540-057-00	4610 S BAY MILLS PTE RD	10/4/24	270,000	WD	270,000	76,000	28.15	200,282	75,507	194,493	108,500	1.793	'WF<90	1 ST	401		
001-560-043-25	14320 W LAKESHORE DR	10/22/24	180,000	WD	180,000	58,700	32.61	148,178	115,000	65,000	26,908	2.416	'WF1	1 ST	401		
Totals:			2,794,000		2,774,000	1,003,200		2,779,461		1,879,332	1,572,370						
1.351							Sale. Ratio =>	36.16					E.C.F. =>	1.195			
							Std. Dev. =>	12.00					Ave. E.C.F. =	1.508			

IN 1 HOMES - INLAND

Parcel Number	Street Address	Sale Date	sale Price	Instr.	Adj Sale \$	Asd at Sale	Asd/ Adj Sale	Curr Appra	Land Yard	Bldg Residua	Cost Per Man \$	E.C.F.	ECF Area	Bldg Style	Class
001-030-010-00	12010 W LAKESHORE DR	5/3/24	150,000	WD	148,000	58,000	39.19	139,844	27,173	120,827	101,964	1.185	'IN1	1 ST	401
001-036-013-00	6636 W 6 MILE RD	12/18/23	114,000	WD	114,000	56,100	49.21	151,868	38,088	75,912	102,968	0.737	'IN1	1 ST	401
001-110-036-00	14802 W LAKESHORE DR	2/27/24	77,000	CD	77,000	44,200	57.40	93,546	40,378	36,622	48,115	0.761	'IN1	1 ST	401
001-110-042-00	14799 W LAKESHORE DR	10/27/23	60,000	WD	60,000	49,400	82.33	116,411	48,960	11,040	61,041	0.181	'IN1	1 ST	401
001-111-001-20	13327 W LAKESHORE DR	8/14/23	410,000	WD	410,000	138,300	33.73	377,207	28,192	381,808	315,850	1.209	'INL+	2 ST	401
001-111-001-35	13067 W LAKESHORE DR	5/23/24	340,000	WD	340,000	149,500	43.97	386,730	33,870	306,130	319,330	0.959	'INL+	2 ST	401
001-130-005-00	4119 S RANGER RD	12/15/23	100,000	WD	100,000	44,000	44.00	123,361	25,980	74,020	88,127	0.840	'IN1	1 ST	401
001-500-027-00	2881 S LANG DR	5/31/24	375,000	WD	375,000	136,100	36.29	364,657	23,397	351,603	308,832	1.138	'INL+	1 3/4 ST	401
Totals:			1,626,000		1,624,000	675,600		1,753,624		1,357,962	1,346,227				
							Sale. Ratio =>	41.60			E.C.F. =>	1.009			
							Std. Dev. =>	15.67			Ave. E.C.F. =	0.876			

WF 3&4 INLAND LAKES HOMES

Parcel Number	Street Address	Sale Date	sale Price	Instr.	Adj Sale \$	Asd at Sale	Asd/ Adj Sale	Curr Appra	Land Yard	Bldg Residua	Cost Per Man \$	E.C.F.	ECF Area	Bldg Style	Class
001-400-010-00	1804 S MONOCLE LAKE RD	5/1/23	400,000	WD	400,000	233,200	58.30	656,972	67,171	332,829	478,346	0.696	'WF+	1 1/4 ST	401
001-483-046-00	28067 W MAPLE LANE	9/27/23	285,000	WD	285,000	58,400	20.49	177,024	53,840	231,160	99,905	2.314	'WF3	1 1/2 ST	401
001-484-058-00	28195 W MAPLE LN	6/12/24	265,000	WD	245,000	62,300	25.43	181,771	56,634	188,366	101,489	1.856	'WF3	1 ST	401
001-484-077-00	28335 W MAPLE LN	9/12/23	275,000	WD	275,000	97,600	35.49	290,238	60,776	214,224	186,100	1.151	'WF+	2 ST	401
Totals:			1,225,000		1,205,000	451,500		1,306,005		966,579	865,840				
							Sale. Ratio =>	37.47			E.C.F. =>	1.116			
							Std. Dev. =>	16.79			Ave. E.C.F. =	1.504			

BUILDING STYLE - 1 STORY

Parcel Number	Street Address	Sale Date	sale Price	Instr.	Adj Sale \$	Asd at Sale	Asd/ Adj Sale	Curr Appra	Land Yard	Bldg Residua	Cost Per Man \$	E.C.F.	ECF Area	Bldg Style	Class
001-030-010-00	12010 W LAKESHORE DR	5/3/24	150,000	WD	148,000	58,000	39.19	139,844	27,173	120,827	101,964	1.185	'IN1	1 ST	401
001-035-014-00	5015 S ISLAND VIEW	11/15/24	194,000	WD	194,000	103,900	53.56	205,391	128,460	65,540	94,626	0.693	'WF1	1 ST	401
001-036-013-00	6636 W 6 MILE RD	12/18/23	114,000	WD	114,000	56,100	49.21	151,868	38,088	75,912	102,968	0.737	'IN1	1 ST	401
001-110-036-00	14802 W LAKESHORE DR	2/27/24	77,000	CD	77,000	44,200	57.40	93,546	40,378	36,622	48,115	0.761	'IN1	1 ST	401
001-110-042-00	14799 W LAKESHORE DR	10/27/23	60,000	WD	60,000	49,400	82.33	116,411	48,960	11,040	61,041	0.181	'IN1	1 ST	401
001-130-005-00	4119 S RANGER RD	12/15/23	100,000	WD	100,000	44,000	44.00	123,361	25,980	74,020	88,127	0.840	'IN1	1 ST	401
001-484-058-00	28195 W MAPLE LN	6/12/24	265,000	WD	245,000	62,300	25.43	181,771	56,634	188,366	101,489	1.856	'WF3	1 ST	401
001-540-044-00	4524 S BAY MILLS PTE RD	7/28/23	185,000	WD	185,000	54,900	29.68	152,638	80,640	104,360	62,606	1.667	'WF<90	1 ST	401
001-540-057-00	4610 S BAY MILLS PTE RD	10/4/24	270,000	WD	270,000	76,000	28.15	200,282	75,507	194,493	108,500	1.793	'WF<90	1 ST	401
001-560-043-25	14320 W LAKESHORE DR	10/22/24	180,000	WD	180,000	58,700	32.61	148,178	115,000	65,000	26,908	2.416	'WF1	1 ST	401
Totals:			1,595,000		1,573,000	607,500		1,513,290		936,180	796,344				
							Sale. Ratio =>	38.62			E.C.F. =>	1.176			
							Std. Dev. =>	17.39			Ave. E.C.F. =	1.213			

BUILDING STYLE - 1+ STORY

Parcel Number	Street Address	Sale Date	sale Price	Instr.	Adj Sale \$	Asd at Sale	Asd/ Adj Sale	Curr Appra	Land Yard	Bldg Residua	Cost Per Man \$	E.C.F.	ECF Area	Bldg Style	Class
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001-111-001-20	13327 W LAKESHORE DR	8/14/23	410,000	WD	410,000	138,300	33.73	377,207	28,192	381,808	315,850	1.209	'INL+	2 ST	401
001-111-001-35	13067 W LAKESHORE DR	5/23/24	340,000	WD	340,000	149,500	43.97	386,730	33,870	306,130	319,330	0.959	'INL+	2 ST	401
001-350-095-00	10503 W TRAILS END ROW	10/19/23	390,000	WD	390,000	149,200	38.26	443,698	89,040	300,960	287,638	1.046	'WF+	2 ST	401
001-400-010-00	1804 S MONOCLE LAKE RD	5/1/23	400,000	WD	400,000	233,200	58.30	656,972	67,171	332,829	478,346	0.696	'WF+	1 1/4 ST	401
001-483-046-00	28067 W MAPLE LANE	9/27/23	285,000	WD	285,000	58,400	20.49	177,024	53,840	231,160	99,905	2.314	'WF3	1 1/2 ST	401
001-484-077-00	28335 W MAPLE LN	9/12/23	275,000	WD	275,000	97,600	35.49	290,238	60,776	214,224	186,100	1.151	'WF+	2 ST	401
001-500-027-00	2881 S LANG DR	5/31/24	375,000	WD	375,000	136,100	36.29	364,657	23,397	351,603	308,832	1.138	'INL+	1 3/4 ST	401
001-540-020-00	4517 S BAY MILLS PTE RD	9/5/23	350,000	WD	350,000	109,000	31.14	323,269	167,600	182,400	126,252	1.445	'WF1	1+ ST	401
Totals:			2,825,000		2,825,000	1,071,300		3,019,795		2,301,114	2,122,253				
						Sale. Ratio =>	37.92					E.C.F. =>	1.084		
						Std. Dev. =>	10.85					Ave. E.C.F. =	1.245		