

## Neighborhoods Used: 004.GOOD SUBDIVISIONS

1739 GAYLORD DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-643-000-0103-00   02/28/2022 004           401           262,000       44,272  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   BI- LEVEL           70           217,728       178,601       1.219

1665 GLADSTONE DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-641-000-0054-00   02/23/2022 004           401           197,500       36,696  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           62           160,804       120,480       1.335

488 HORTON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-013-100-0002-10   01/21/2022 004           401           340,000       67,743  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           80           272,257       209,998       1.296

1165 IVANHOE DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-753-000-0099-00   12/27/2021 004           401           199,000       37,459  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           65           161,541       121,712       1.327

1104 LANCELOT DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-752-000-0090-00   12/06/2021 004           401           299,900       34,520  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   2 STORY           65           265,380       167,720       1.582

1724 GLADSTONE DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-641-000-0043-00   10/22/2021 004           401           186,000       44,490  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           62           141,510       119,509       1.184

920 HORTON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-200-000-0005-00   10/20/2021 004           401           250,000       35,636  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           66           214,364       135,406       1.583

1157 WILLSHIRE DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-756-000-0181-00   10/18/2021 004           401           326,400       42,224  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           75           284,176       228,028       1.246

1150 HORTON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-750-000-0033-00   10/13/2021 004           401           210,000       41,269  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           60           168,731       116,081       1.454

1718 HAMPSTEAD DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-425-000-0014-00   09/17/2021 004           401           325,000       42,423  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   MODULAR           81           282,577       244,066       1.158

950 MANCELONA DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-643-000-0131-00   09/13/2021 004           401           277,000       38,308  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 + STORY           69           238,692       183,780       1.299

1164 CAMELOT DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-751-000-0068-00   09/13/2021 004           401           202,000       38,679  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           60           163,321       106,345       1.536

1013 WILLSHIRE DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 09-756-000-0172-00   08/23/2021 004           401           305,000       46,488  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   MULTI-LEVEL       82           258,512       206,217       1.254

## Neighborhoods Used: 004.GOOD SUBDIVISIONS

1151 CAMELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-751-000-0050-00   08/23/2021 004           401           222,000       37,569  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           59           184,431       119,943       1.538

1121 CAMELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-751-000-0052-00   08/06/2021 004           401           209,900       39,217  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 + STORY           58           170,683       127,315       1.341

871 CHEBOYGAN DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0100-00   07/09/2021 004           401           239,900       37,217  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           67           202,683       181,638       1.116

745 GLENWOOD AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-200-000-0087-00   07/02/2021 004           401           200,000       36,012  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           59           163,988       114,107       1.437

936 MANCELONA DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0130-00   06/30/2021 004           401           247,500       36,442  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           73           211,058       168,532       1.252

1186 N ROBINHOOD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-756-000-0186-00   06/22/2021 004           401           299,900       36,550  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 1/2 STORY           80           263,350       266,463       0.988

927 CHEBOYGAN DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0097-00   06/04/2021 004           401           235,000       39,707  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           72           195,293       133,843       1.459

1704 GAYLORD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0127-00   06/04/2021 004           401           281,000       37,410  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           62           243,590       165,689       1.470

1234 TALL TREE LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-001-100-0026-30   06/04/2021 004           401           370,000       60,104  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           85           309,896       231,501       1.339

1088 CAMELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-751-000-0063-00   05/06/2021 004           401           257,000       38,838  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           56           218,162       168,335       1.296

1154 CADILLAC DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-641-000-0015-00   04/16/2021 004           401           251,000       35,497  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           74           215,503       154,377       1.396

1282 TALL TREE LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-001-100-0026-15   04/08/2021 004           401           410,000       43,858  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           94           366,142       299,181       1.224

1630 GLADSTONE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-641-000-0013-00   04/07/2021 004           401           195,000       35,821  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           67           159,179       137,594       1.157

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DB: Laketon Twp 2023

Neighborhoods Used: 004.GOOD SUBDIVISIONS

1148 LANCELOT DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-752-000-0093-00		04/07/2021	004	401	235,000	35,660
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	199,340	123,417	1.615	

1687 CORNERSTONE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-426-000-0035-00		03/26/2021	004	401	252,500	39,911
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	84	212,589	203,754	1.043	

1609 HAMPSTEAD DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-425-000-0002-00		02/19/2021	004	401	255,000	41,129
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	82	213,871	210,812	1.015	

1556 N ROBINHOOD DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-751-000-0039-00		02/01/2021	004	401	180,400	38,076
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	60	142,324	115,909	1.228	

1572 DYKSTRA RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-750-000-0002-00		01/22/2021	004	401	190,000	39,779
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	71	150,221	141,319	1.063	

1606 HAMPSTEAD DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-425-000-0021-00		01/12/2021	004	401	235,500	38,287
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	83	197,213	211,803	0.931	

1521 NOTTINGHAM CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-750-000-0012-00		01/12/2021	004	401	188,700	37,172
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	56	151,528	136,677	1.109	

866 E FENNWOOD CIR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-201-000-0129-00		01/08/2021	004	401	177,900	35,822
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	69	142,078	138,608	1.025	

1077 LANCELOT DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-752-000-0079-00		11/23/2020	004	401	200,000	38,250
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	161,750	164,126	0.986	

965 MANCELONA DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-643-000-0136-00		11/20/2020	004	401	226,000	39,649
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 + STORY	71	186,351	198,554	0.939	

1556 NOTTINGHAM CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-750-000-0025-00		11/17/2020	004	401	199,900	39,292
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	74	160,608	153,283	1.048	

1514 NOTTINGHAM CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-750-000-0017-00		11/13/2020	004	401	219,900	51,180
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	79	168,720	182,441	0.925	

1745 DYKSTRA RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09-643-000-0149-00		11/06/2020	004	401	230,000	41,120
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	73	188,880	168,239	1.123	

## Neighborhoods Used: 004.GOOD SUBDIVISIONS

## 1709 MANISTEE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-641-000-0035-00		10/07/2020		004	401	181,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	66	144,076	129,398	1.113	

## 780 HORTON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-200-000-0014-00		10/02/2020		004	401	196,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	79	157,238	173,905	0.904	

## 1556 DYKSTRA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-750-000-0003-00		09/18/2020		004	401	193,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	64	153,614	131,523	1.168	

## 1260 BANBURY WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-426-000-0023-00		09/18/2020		004	401	247,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	83	208,441	228,346	0.913	

## 1114 GREENBRIAR DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-755-000-0168-00		09/11/2020		004	401	235,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	61	176,997	184,582	0.959	

## 690 W WEDGEWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-202-000-0191-00		09/02/2020		004	401	191,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	68	151,722	158,127	0.959	

## 865 W FENNWOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-201-000-0107-00		08/28/2020		004	401	270,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	230,162	231,041	0.996	

## 1730 DYKSTRA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-642-000-0082-00		07/30/2020		004	401	194,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	157,242	167,140	0.941	

## 835 E FENNWOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-201-000-0148-00		07/16/2020		004	401	163,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	64	126,157	131,209	0.961	

## 1318 N ROBINHOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-753-000-0097-00		07/10/2020		004	401	179,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	MODULAR	75	140,288	144,359	0.972	

## 830 GLENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-200-000-0052-00		05/01/2020		004	401	215,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	68	176,680	176,788	0.999	

## 1540 NOTTINGHAM CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-750-000-0009-00		04/29/2020		004	401	189,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	76	150,876	157,323	0.959	

## 1517 N ROBINHOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-751-000-0048-00		04/10/2020		004	401	175,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	67	136,271	139,912	0.974	



Neighborhoods Used: 004.GOOD SUBDIVISIONS

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Commercial E.C.F. : 1.000 (0)

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Settings for this Analysis

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Starting Date: 04/01/2020  
 Ending Date: 03/31/2022  
 Terms Selected: 1  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals: X  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 004 - GOOD SUBDIVISIONS

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Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.90  
 Maximum E.C.F. (Residential): 1.70

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