

ECF 2024 TIMBER POINT SOUTH CONDOMINIUM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
042-500-175-0300-00	2255 MALLARD	06/15/20	\$130,000	WD	ARM'S LENGTH	\$130,000	\$53,000	40.77	\$112,888	\$2,426	\$127,574	\$162,683	0.784	1,234
019-032-600-0500-00		08/09/21	\$469,500	WD	03-ARM'S LENGTH	\$469,500	\$187,200	39.87	\$374,348	\$23,835	\$445,665	\$480,813	0.927	2,715
019-032-600-2600-00	9102 OLD HICKORY LN	08/19/21	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$142,800	35.97	\$345,307	\$11,813	\$385,187	\$470,372	0.819	2,544
010-G03-000-054-00	3086 GASLIGHT DR	05/27/22	\$242,650	WD	03-ARM'S LENGTH	\$242,650	\$101,350	41.77	\$214,765	\$2,491	\$240,159	\$290,389	0.827	1,596
010-G03-000-035-00	3176 EDISON DR	06/04/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$61,600	23.70	\$253,075	\$2,491	\$257,409	\$342,796	0.751	1,596
010-G03-000-037-00	3166 EDISON DR	01/25/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$60,850	24.84	\$260,563	\$2,491	\$242,509	\$353,040	0.687	1,691
010-B08-000-007-00	3447 BAY HARBOR POIN	12/11/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,500	49.64	\$146,818	\$6,326	\$133,674	\$257,783	0.519	1,282
010-G03-000-006-00	3045 GASLIGHT DR	07/21/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,200	40.08	\$208,067	\$2,491	\$242,509	\$281,226	0.862	1,596
010-G03-000-015-00	3097 GASLIGHT DR	07/17/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$0	0.00	\$233,065	\$2,491	\$217,509	\$315,423	0.690	1,596
010-G03-000-015-00	3097 GASLIGHT DR	11/05/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$0	0.00	\$233,065	\$2,491	\$227,509	\$315,423	0.721	1,596
010-G03-000-017-00	3113 GASLIGHT DR	06/29/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,150	45.19	\$221,951	\$2,491	\$212,509	\$300,219	0.708	1,596
010-G03-000-038-00	3162 EDISON DR	07/15/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$118,900	50.60	\$260,550	\$2,491	\$232,509	\$353,022	0.659	1,691
010-G03-000-042-00	3144 GASLIGHT DR	12/11/20	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$113,250	40.96	\$260,234	\$3,113	\$273,387	\$351,739	0.777	1,663
010-G03-000-049-00	3108 GASLIGHT CT	05/23/22	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$104,200	40.00	\$220,775	\$2,491	\$258,009	\$298,610	0.864	1,596
010-G03-000-052-00	3096 GASLIGHT CT	11/20/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$108,200	47.04	\$247,384	\$2,491	\$227,509	\$335,011	0.679	1,596
010-G03-000-065-00	3040 GASLIGHT DR	08/12/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,950	44.23	\$247,022	\$3,113	\$231,887	\$301,494	0.769	1,577
Totals:			\$4,031,050			\$4,031,050	\$1,420,150		\$3,839,877		\$3,955,514	\$5,210,044		
								Sale. Ratio =>	35.23			E.C.F. =>	0.759	
								Std. Dev. =>	15.62			Ave. E.C.F. =>	0.753	

SALES FOR THE PERIOD 4-1-20 THRU 3-31-23

SALES FROM CONDOMINIUM SITES IN TUSCOLA AND DENMARK TWPS, TUSCOLA CO. AND BANGOR TWP. BAY CO.

USED 0.753 FOR 2024