

2023 BEAR LAKE ECF ANALYSIS

Parcel Number	Street Address	Sale Date	SP	Amt @ Sale	Ratio		Bldg Res'l	Cost Man'l	E.C.F.	Comments
BIRCHWOOD SPRINGS										
001-225-053-00	2373 BIRCHCREST DR NE	8/20/20	137,000	66,700	48.69		116,799	152,401	0.766	
Not enough data. Use Typical Res ECF (Use 0.863)										

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EAST BEAR LAKE RD/HILLCREST RD										
001-681-009-00	11396 HILLCREST BLVD NE	10/13/21	170,000	44,700	26.29		158,091	70,330	2.248	
001-804-013-00	11226 HILLCREST BLVD NE	11/9/21	119,310	25,200	21.12		115,000	41,860	2.747	
001-805-001-00	11030 HILLCREST BLVD NE	3/19/21	43,000	10,200	23.72		30,367	25,123	1.209	
			332,310	80,100			303,458	137,313	2.068	<=Column Avg ECF
				Sales Ratio =>	24.10				2.210	<=Computed ECF
				Std Dev =>	2.59					
Use 1.21										

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RES/TYPICAL										
001-028-008-00	6014 PORTAGE CRK RD SE	1/19/22	28,000	8,100	28.93		25,034	35,522	0.705	
001-028-012-00	12750 SPINNING ROD DR SE	8/18/20	37,000	19,600	52.97		34,580	57,295	0.604	
001-104-011-00	3472 BEAR LN NE	9/10/21	118,000	41,700	35.34		100,395	86,301	1.163	
001-104-018-00	3063 BEAR LN NE	10/23/20	370,000	130,000	35.14		315,280	340,579	0.926	
001-117-004-10	1844 W BEAR LK RD NE	10/20/21	196,000	109,600	55.92		174,500	259,521	0.672	
001-117-005-01	1986 W BEAR LK RD NE	2/24/21	110,000	21,700	19.73		50,400	61,590	0.818	
001-119-028-01	10778 BLACK BEAR RD NE	10/30/20	240,000	129,700	54.04		185,583	337,349	0.550	
001-128-004-05	12302 PIPER CIR SE	12/10/20	9,200	6,500	70.65		1,577	4,794	0.329	
001-129-004-10	11159 M-72	10/27/21	57,000	25,500	44.74		36,699	41,782	0.878	
001-129-008-15	11205 M-72	4/19/21	165,000	57,600	34.91		154,821	137,864	1.123	
001-129-010-00	162 LAKE VALLEY RD SE	6/24/21	155,000	70,600	45.55		135,103	159,168	0.849	
001-136-004-31	15981 SNAY DR SE	9/9/21	84,900	32,300	38.04		78,089	75,820	1.030	
001-136-012-00	15879 HAAG RD SE	6/11/21	20,000	11,000	55.00		13,394	38,388	0.349	
001-136-020-15	15949 NORTON DR SE	6/29/20	96,810	53,500	55.26		81,660	147,956	0.552	

001-136-022-00	1240 GOOSE CRK RD SE	10/5/20	125,000	63,000	50.40	105,230	183,585	0.573	
001-136-031-00	15549 M-72	10/7/21	35,000	14,900	42.57	24,141	28,471	0.848	
001-426-011-00	1703 BRADLEY ST NE	7/23/21	142,000	32,400	22.82	135,990	99,069	1.373	
001-428-006-01	1694 SUMPSTER ST NE	2/2/21	120,000	55,800	46.50	89,287	160,056	0.558	
001-454-002-00	194 E BEAR LK RD NE	8/28/20	112,500	46,200	41.07	102,220	143,785	0.711	
001-455-002-00	11650 EDISON ST NE	8/25/20	131,000	12,200	9.31	122,690	125,849	0.975	
001-455-004-00	197 E BEAR LK RD NE	2/23/21	57,000	29,000	50.88	26,323	74,483	0.353	
001-455-009-00	11653 BELL ST NE	5/19/20	40,000	33,700	84.25	29,060	104,046	0.279	
001-455-009-50	11661 BELL ST NE	9/24/20	69,520	20,300	29.20	66,488	64,713	1.027	
001-459-001-00	158 E BEAR LK RD NE	7/6/21	90,000	26,500	29.44	79,999	56,420	1.418	
001-461-001-00	114 E BEAR LK RD NE	12/18/20	105,000	45,100	42.95	78,934	129,503	0.610	
001-575-006-00	15533 OAK DR SE	11/18/21	105,000	18,000	17.14	99,366	44,741	2.221	
001-575-016-50	15394 OAK DR SE	6/30/21	232,250	74,100	31.91	229,250	190,440	1.204	
001-603-008-00	1937 BEAVERTON AVE NE	9/30/21	58,500	21,300	36.41	50,860	45,976	1.106	
001-612-003-00	11496 LAKEVIEW RD NE	10/14/21	65,000	23,500	36.15	59,000	55,642	1.060	
001-633-007-00	517 E BEAR LK RD NE	8/7/20	39,900	17,500	43.86	37,311	59,576	0.626	
001-647-003-00	278 E BEAR LK RD NE	6/4/21	40,000	18,600	46.50	34,550	42,731	0.809	
001-647-003-00	278 E BEAR LK RD NE	6/4/21	55,000	18,600	33.82	49,550	42,731	1.160	
001-673-013-00	3391 W BEAR LK RD NE	5/25/21	170,105	49,400	29.04	162,295	119,457	1.359	
001-728-001-00	11261 IRONWOOD ST NE	1/28/21	87,500	25,400	29.03	57,712	63,983	0.902	
001-750-005-00	365 LAKE VALLEY RD NE	8/27/21	288,000	86,900	30.17	262,396	194,501	1.349	
			3,855,185	1,449,800		3,289,767	3,813,685	0.888	<=Column Avg ECF
				Sales Ratio =>	37.61			0.863	<=Computed ECF
				Std Dev =>	14.78				
Use 0.863									

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WEST BEAR LAKE RD- OFF WATER										
001-300-002-00	975 W BEAR LK RD NE	12/10/21	150,000	51,400	34.27		121,426	100,108	1.213	
001-300-007-00	857 W BEAR LK RD NE	9/11/20	186,000	115,800	62.26		99,178	237,873	0.417	
001-326-001-00	1525 W BEAR LK RD NE	2/18/21	149,000	68,000	45.64		132,513	146,344	0.905	
001-807-003-00	553 W BEAR LK RD NE	7/23/20	62,500	31,900	51.04		33,939	60,433	0.562	
			547,500	267,100			387,056	544,758	0.774	<=Column Avg ECF
				Sales Ratio =>	48.79				0.711	<=Computed ECF
				Std Dev =>	11.64					
Use 0.711										

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WATERFRONT: BEAR LAKE										
001-678-010-00	11401 HILLCREST BLVD NE	9/29/21	400,000	146,100	36.53		240,850	140,019	1.720	
001-678-011-00	11397 HILLCREST BLVD NE	7/17/20	55,000	16,100	29.27		5,000	29,893	0.167	
001-202-009-00	771 E BEAR LK RD NE	3/23/22	420,000	107,100	25.50		339,894	133,558	2.545	
001-117-036-01	1290 W BEAR LK RD NE	9/18/20	200,000	103,400	51.70		-7,175	61,967	-0.116	
001-117-003-51	1351 SUNSET SHORES DR NE	3/3/22	1,678,795	568,000	33.83		1,482,292	901,509	1.644	
001-117-003-69	1263 SUNSET SHORES DR NE	11/13/21	499,900	0	0.00		326,634	298,287	1.095	
001-117-022-00	11370 OLD LOG RD NE	7/20/20	256,000	135,600	52.97		42,395	133,001	0.319	
001-117-034-10	1354 W BEAR LK RD NE	7/31/20	351,000	166,500	47.44		179,400	240,081	0.747	
001-329-012-00	1022 W BEAR LK RD NE	12/22/20	195,000	68,300	35.03		110,506	87,202	1.267	
001-436-004-00	11488 HAZEL ST NE	4/16/21	544,000	143,400	26.36		440,957	210,098	2.099	
001-678-010-00	11401 HILLCREST BLVD NE	6/17/20	295,000	130,800	44.34		119,876	155,208	0.772	
			4,894,695	1,585,300			3,280,629	2,390,822	1.115	<=Column Avg ECF
					Sales Ratio =>	32.39			1.372	<=Computed ECF
					Std Dev =>	15.07			1.095	<-Median
Use 1.095										

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WATERFRONT: CUB LAKE										
001-275-037-00	10503 BLACK BEAR RD NE	8/27/21	350,000	101,200	28.91		284,636	131,958	2.157	
001-250-026-00	10697 BLACK BEAR RD NE	5/21/21	415,000	145,300	35.01		334,060	201,709	1.656	
001-275-044-00	10383 BLACK BEAR RD NE	7/13/20	325,000	113,800	35.02		194,081	243,381	0.797	
001-808-008-00	363 W BEAR LK RD NE	10/9/20	237,000	93,200	39.32		189,330	232,498	0.814	
			977,000	352,300			717,471	677,588	1.089	<=Column Avg ECF
					Sales Ratio =>	36.06			1.059	<=Computed ECF
					Std Dev =>	2.49				
Use 1.059										

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WATERFRONT: JOHNSON LK/SM LK										
001-500-001-00	WILDWOOD SHORES DR SE	3/4/45	16,500	17,200	104.24		-17,905	0	#DIV/0!	
001-500-001-00	WILDWOOD SHORES DR SE	4/3/58	16500.00	17200.00	104.24		-17905.00	0.00	#DIV/0!	
001-106-015-00	10696 RUTHIES DR NE	3/2/01	110,000	39,000	35.45		72,800	77,449	0.940	
001-106-017-10	3141 W BEAR LK RD NE	12/2/52	275,000	99,600	36.22		195,242	162,795	1.199	
			385,000	138,600			268,042	240,244	1.070	<=Column Avg ECF
				Sales Ratio =>	36.00				1.116	<=Computed ECF
				Std Dev =>	0.54					
Use Typical rate of 0.863; due to small sample										

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WATERFRONT: MANISTEE RIVER										
001-011-001-60	3878 PORTAGE CRK RD SE	7/7/20	230,000	85,900	37.35		1,391	40,616	0.034	OUTLIER
001-021-001-80	5319 YELLOW TREE RD SE	11/6/20	139,000	66,600	47.91		-27,058	17,776	-1.522	OUTLIER
001-001-017-10	2071 SMALL ACRES LN SE	5/27/21	200,000	50,900	25.45		155,102	67,789	2.288	OUTLIER
001-001-035-10	2475 MEADOW LN SE	12/31/20	100,000	92,900	92.90		3,721	130,413	0.029	OUTLIER
001-001-009-30	15770 BEAVER BANK TRL SE	11/23/20	185,000	85,900	46.43		126,734	137,661	0.921	
001-001-013-00	2147 SMALL ACRES LN SE	10/1/20	132,750	61,500	46.33		58,255	90,769	0.642	
001-001-023-00	15504 RIVERVIEW RD SE	8/6/20	270,000	104,600	38.74		182,438	213,396	0.855	
001-001-030-00	15384 RIVERVIEW RD SE	10/30/20	153,000	42,600	27.84		83,591	77,917	1.073	
001-001-035-00	2453 MEADOW LN SE	10/22/21	205,000	65,200	31.80		146,032	84,920	1.720	
001-011-001-45	3156 PORTAGE CRK RD SE	6/26/20	125,550	55,100	43.89		50,713	84,038	0.603	
001-350-005-00	12079 COLD RIVER DR SE	6/30/21	350,000	155,000	44.29		169,588	200,186	0.847	
			1,421,300	569,900			817,351	888,886	0.951	<=Column Avg ECF
				Sales Ratio =>	40.10				0.920	<=Computed ECF
				Std Dev =>	7.43					
Use 0.920										

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SWM/DWM/MOD/CABIN										
001-426-011-00	1703 BRADLEY ST NE	7/23/21	142,000	32,400	22.82		135,990	99,069	1.373	OUTLIER-MODULAR
001-805-001-00	11030 HILLCREST BLVD NE	3/19/21	43,000	10,200	23.72		30,367	25,123	1.209	
001-028-008-00	6014 PORTAGE CRK RD SE	1/19/22	28,000	8,100	28.93		25,034	35,522	0.705	
001-028-012-00	12750 SPINNING ROD DR SE	8/18/20	37,000	19,600	52.97		34,580	57,295	0.604	
001-129-004-10	11159 M-72	10/27/21	57,000	25,500	44.74		36,699	41,782	0.878	
001-136-012-00	15879 HAAG RD SE	6/11/21	20,000	11,000	55.00		13,394	38,388	0.349	
001-136-022-00	1240 GOOSE CRK RD SE	10/5/20	125,000	63,000	50.40		105,230	183,585	0.573	
001-136-031-00	15549 M-72	10/7/21	35,000	14,900	42.57		24,141	28,471	0.848	
001-461-001-00	114 E BEAR LK RD NE	12/18/20	105,000	45,100	42.95		78,934	129,503	0.610	
001-612-003-00	11496 LAKEVIEW RD NE	10/14/21	65,000	23,500	36.15		59,000	55,642	1.060	
001-633-007-00	517 E BEAR LK RD NE	8/7/20	39,900	17,500	43.86		37,311	59,576	0.626	
001-647-003-00	278 E BEAR LK RD NE	6/4/21	40,000	18,600	46.50		34,550	42,731	0.809	
001-647-003-00	278 E BEAR LK RD NE	6/4/21	55,000	18,600	33.82		49,550	42,731	1.160	
001-678-011-00	11397 HILLCREST BLVD NE	7/17/20	55,000	16,100	29.27		5,000	29,893	0.167	
001-106-015-00	10696 RUTHIES DR NE	3/2/01	110,000	39,000	35.45		72,800	77,449	0.940	
			814,900	330,700			606,590	847,690	0.753	<=Column Avg ECF
				Sales Ratio =>	40.58				0.716	<=Computed ECF
				Std Dev =>	9.76					
Use 0.716										