Inverness Township
Cheboygan River Economic Condition Factor for 2026 Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
092-008-300-015-01	1031 PAULLY	07/19/24	$575,000	WD	03-ARM'S LENGTH	$575,000	$177,700	30.90	$344,492	$65,591	$509,409	$244,865	2.080
092-017-100-004-01	9750 HAWK RIDGE	10/13/23	$305,000	WD	03-ARM'S LENGTH	$305,000	$150,300	49.28	$393,535	$107,782	$197,218	$250,881	0.786
092-018-400-009-02	9508 N STRAITS	11/07/23	$350,000	LC	03-ARM'S LENGTH	$350,000	$203,500	58.14	$505,759	$229,313	$120,687	$242,709	0.497
092-019-300-002-02	8503 E FOOTE	08/02/23	$600,000	WD	03-ARM'S LENGTH	$600,000	$191,200	31.87	$400,563	$182,199	$417,801	$214,503	1.948
		Totals:	**$1,830,000**			**$1,830,000**	**$722,700**		**$1,644,349**		**$1,245,115**	**$952,958**	
							Sale. Ratio =>	**39.49**				**E.C.F. =>**	**1.307**
							Std. Dev. =>	**13.39**				**Ave. E.C.F. =>**	**1.328**