Inverness Township

M J Storage and Cheboygan Drydocks 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-M65-000-011-00	10985 TOWNLINE	09/15/23	$48,000	WD	03-ARM'S LENGTH	$48,000	$21,400	44.58	$43,280	$1,000	$47,000	$18,758	2.506
092-M65-000-015-00	10985 TOWNLINE	08/27/24	$55,000	WD	03-ARM'S LENGTH	$55,000	$0	0.00	$47,334	$1,000	$54,000	$20,556	2.627
092-M65-000-017-00	10985 TOWNLINE	09/10/24	$88,500	WD	03-ARM'S LENGTH	$88,500	$0	0.00	$55,518	$1,000	$87,500	$24,187	3.618
		Totals:	**$191,500**			**$191,500**	**$21,400**		**$146,132**		**$188,500**	**$63,501**	
							Sale. Ratio =>	**11.17**				**E.C.F. =>**	**2.968**
							Std. Dev. =>	**25.74**				**Ave. E.C.F. =>**	**2.917**