Inverness Township
Mullett Lake 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.
130-023-300-001-04	2417 BOY SCOUT	09/01/23	$612,500	WD	03-ARM'S LENGTH	$612,500	$196,500	32.08	$1,030,294	$425,807	$186,693	$313,856	0.595
091-025-100-012-00	761 RECOLLY	04/19/24	$357,000	WD	03-ARM'S LENGTH	$357,000	$218,000	61.06	$499,265	$174,561	$182,439	$157,930	1.155
130-003-100-019-00	2537 SILVER LODGE	04/05/24	$177,000	WD	03-ARM'S LENGTH	$177,000	$126,200	71.30	$270,324	$34,331	$142,669	$122,530	1.164
130-003-400-013-00	5452 BIRCHWOOD	11/28/23	$715,000	WD	03-ARM'S LENGTH	$715,000	$373,500	52.24	$1,043,172	$165,762	$549,238	$455,561	1.206
130-023-100-001-00	2509 BOY SCOUT	07/20/23	$900,000	WD	03-ARM'S LENGTH	$900,000	$442,700	49.19	$1,103,263	$503,222	$396,778	$311,548	1.274
140-005-300-013-01	5175 TROMBLE	10/04/24	$430,000	WD	03-ARM'S LENGTH	$430,000	$164,400	38.23	$498,539	$257,084	$172,916	$130,164	1.328
130-023-300-011-00	2081 DEROSHIA	01/18/24	$550,000	WD	03-ARM'S LENGTH	$550,000	$264,000	48.00	$667,485	$282,871	$267,129	$199,696	1.338
104-029-100-051-01	7449 MCDONALD	12/22/23	$900,000	WD	03-ARM'S LENGTH	$900,000	$0	0.00	$1,060,774	$404,034	$495,966	$354,038	1.401
130-027-400-009-00	1409 N EAST MULLETT LAKE	04/29/24	$1,737,000	WD	03-ARM'S LENGTH	$1,737,000	$990,600	57.03	$2,113,164	$340,994	$1,396,006	$920,130	1.517
140-N19-000-012-00	819 NEEDLE POINT	09/12/24	$900,000	WD	03-ARM'S LENGTH	$900,000	$311,200	34.58	$1,016,211	$356,080	$543,920	$355,866	1.528
130-027-300-004-00	775 N EAST MULLETT LAKE	03/11/25	$1,350,000	WD	03-ARM'S LENGTH	$1,350,000	$749,200	55.50	$1,590,012	$311,901	$1,038,099	$663,609	1.564
104-030-200-004-00	8000 JEROME	06/06/24	$760,000	WD	03-ARM'S LENGTH	$760,000	$364,300	47.93	$811,134	$326,750	$433,250	$261,123	1.659
130-G01-000-011-00	2205 GRAND RESORT	08/04/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$55,400	31.66	$190,625	$60,000	$115,000	$67,822	1.696
130-016-100-024-02	3791 MIAMI BEACH	10/04/24	$324,000	WD	03-ARM'S LENGTH	$324,000	$145,800	45.00	$315,209	$12,366	$311,634	$157,239	1.982
130-026-100-018-01	1781 THUL	08/25/23	$780,000	WD	03-ARM'S LENGTH	$780,000	$275,000	35.26	$737,433	$209,472	$570,528	$274,123	2.081
104-029-100-043-00	7343 MCDONALD	06/28/24	$940,000	WD	03-ARM'S LENGTH	$940,000	$366,200	38.96	$726,412	$307,384	$632,616	$247,360	2.557
140-018-100-001-00	500 NEEDLEPOINT	11/08/23	$2,489,000	WD	03-ARM'S LENGTH	$2,489,000	$617,600	24.81	$1,953,241	$671,874	$1,817,126	$690,764	2.631
130-026-100-016-01	1654 BIRCH BARK COVE	06/04/24	$792,004	WD	03-ARM'S LENGTH	$792,004	$314,000	39.65	$653,187	$316,416	$475,588	$174,855	2.720
130-016-100-041-00	3819 N STRAITS	09/05/24	$630,000	WD	03-ARM'S LENGTH	$630,000	$215,300	34.17	$458,291	$79,295	$550,705	$196,779	2.799
130-L07-000-060-00	4408 LONG POINT	07/09/24	$520,000	WD	03-ARM'S LENGTH	$520,000	$188,000	36.15	$396,225	$127,656	$392,344	$139,444	2.814
130-010-100-011-01	4885 N STRAITS	11/01/24	$650,000	WD	03-ARM'S LENGTH	$650,000	$241,400	37.14	$513,338	$222,254	$427,746	$151,134	2.830
091-024-400-015-00	371 FOOTE	06/04/24	$879,000	WD	03-ARM'S LENGTH	$879,000	$320,700	36.48	$716,925	$302,625	$576,375	$201,508	2.860
130-R17-000-005-00	2569 JACKPINE	06/11/24	$865,000	WD	03-ARM'S LENGTH	$865,000	$322,500	37.28	$674,583	$309,983	$555,017	$189,304	2.932
130-024-200-001-08	454 BRIEN	11/16/23	$900,000	WD	03-ARM'S LENGTH	$900,000	$0	0.00	$689,387	$292,910	$607,090	$205,855	2.949
140-018-100-006-00	540 NEEDLE POINT	08/23/24	$2,119,000	WD	03-ARM'S LENGTH	$1,969,000	$410,900	20.87	$1,391,633	$419,669	$1,549,331	$523,970	2.957
		Totals:	**$21,451,504**			**$21,301,504**	**$7,673,400**		**$21,120,126**		**$14,386,203**	**$7,466,208**	
							Sale. Ratio =>	**36.02**				**E.C.F. =>**	**1.927**
							Std. Dev. =>	**16.27**				**Ave. E.C.F. =>**	**1.981**