

**Inverness Township  
Mullett Lake  
Economic Condition Factor for 2024**

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.
091-024-400-011-00	405 FOOTE	10/04/22	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$417,400	34.07	\$997,285	\$287,880	\$937,120	\$491,959	1.905
104-029-100-049-00	7419 MCDONALD	05/07/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$191,100	36.40	\$521,812	\$277,918	\$247,082	\$214,507	1.152
130-016-100-016-00	3883 MIAMI BEACH	09/29/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$56,900	71.13	\$153,162	\$12,730	\$67,270	\$100,524	0.669
130-016-100-017-00		09/29/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$56,900	71.13	\$153,162	\$12,730	\$67,270	\$100,524	0.669
130-107-000-043-03	4366 LONG POINT	06/08/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$62,400	62.40	\$135,984	\$59,400	\$40,600	\$54,820	0.741
130-034-300-008-01	103 N EAST MULLETT LAKE	08/06/21	\$563,500	WD	03-ARM'S LENGTH	\$563,500	\$204,700	36.33	\$607,379	\$256,450	\$307,050	\$251,202	1.222
130-023-100-001-00	2509 BOY SCOUT	07/20/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$442,700	49.19	\$921,448	\$485,865	\$414,135	\$311,799	1.328
130-107-000-043-02	4368 LONG POINT	06/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,600	40.64	\$249,123	\$133,433	\$116,567	\$82,813	1.408
130-801-000-017-00	235 BLUE WATER	08/24/21	\$1,552,500	WD	03-ARM'S LENGTH	\$1,552,500	\$472,100	30.41	\$1,380,001	\$279,489	\$1,273,011	\$787,768	1.616
130-G01-000-018-00	2265 GRAND RESORT	07/21/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$57,300	28.23	\$181,105	\$59,000	\$144,000	\$87,405	1.648
130-003-400-023-00	5250 BIRCHWOOD	10/07/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$299,700	31.55	\$860,646	\$390,769	\$559,231	\$336,347	1.663
130-003-400-023-00	5250 BIRCHWOOD	04/29/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$356,200	37.49	\$860,646	\$390,769	\$559,231	\$336,347	1.663
130-023-300-010-00	2103 DEROSHIA	10/28/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$201,400	36.62	\$491,175	\$220,028	\$329,972	\$194,092	1.700
130-G01-000-011-00	2205 GRAND RESORT	08/04/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$55,400	31.66	\$153,947	\$59,000	\$116,000	\$67,965	1.707
130-024-200-008-06	180 PATRICK	11/30/21	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$415,000	32.55	\$1,128,471	\$494,313	\$780,687	\$453,943	1.720
130-016-114-140-00	3975 N STRAITS	06/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,200	28.00	\$114,730	\$24,000	\$116,000	\$64,946	1.786
130-021-105-044-00	2936 LIBERTY POINT	12/30/21	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$481,300	32.63	\$1,262,427	\$510,782	\$964,218	\$538,042	1.792
130-026-100-018-01	1781 THUL	08/25/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$275,000	35.26	\$583,052	\$199,807	\$580,193	\$274,334	2.115
130-003-406-090-00	5198 S BIRCHWOOD	04/29/22	\$1,160,000	WD	03-ARM'S LENGTH	\$1,160,000	\$323,600	27.90	\$857,710	\$304,624	\$855,376	\$395,910	2.161
130-T25-013-014-00	1640 LAKE SHORE	08/04/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$283,700	27.02	\$764,442	\$248,175	\$801,825	\$369,554	2.170
130-L60-000-010-03	1127 N STRAITS	09/27/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$32,600	26.72	\$84,934	\$25,800	\$96,200	\$42,329	2.273
104-029-100-049-01	7419 MCDONALD	05/07/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$0	0.00	\$521,812	\$277,918	\$247,082	\$214,507	1.152
105-S63-000-019-00	6665 ORCHARD BEACH	08/09/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$118,400	27.53	\$341,394	\$183,029	\$246,971	\$139,283	1.773
104-030-200-005-00	390 GOWER	09/27/21	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$168,000	21.68	\$525,685	\$180,842	\$594,158	\$303,292	1.959
104-030-200-008-06	445 GOWER	06/21/22	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$0	0.00	\$584,852	\$471,836	\$227,164	\$99,398	2.285
105-S63-000-017-00	6643 ORCHARD BEACH	08/20/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$112,900	22.81	\$323,691	\$203,916	\$291,084	\$105,343	2.763
091-025-100-034-00	557 FOOTE	05/09/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$379,000	31.58	\$938,074	\$481,315	\$718,685	\$316,754	2.269
091-025-300-018-00	7580 MULLETT LAKE	09/01/21	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$474,500	33.89	\$1,273,373	\$344,670	\$1,055,330	\$644,038	1.639
091-026-400-011-04	7567 MULLETT LAKE	09/11/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,000	46.00	\$41,032	\$34,180	\$15,820	\$5,792	2.731
092-D07-000-003-00	7482 MULLETT LAKE	06/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$61,200	30.60	\$150,996	\$13,760	\$186,240	\$95,171	1.957
<b>Totals:</b>			<b>\$19,880,000</b>			<b>\$19,880,000</b>	<b>\$6,163,200</b>		<b>\$17,163,550</b>		<b>\$12,955,572</b>	<b>\$7,480,709</b>	
								<b>Sale. Ratio =&gt;</b>	<b>31.00</b>			<b>E.C.F. =&gt;</b>	<b>1.732</b>
								<b>Std. Dev. =&gt;</b>	<b>15.42</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.721</b>