

PREPARED BY:
JESSICA MOWERY, MAAO/3

**TROUT LAKE TOWNSHIP 2024
ECONOMIC CONDITION STUDY**

INLAND E.C.F. STUDY	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land	Bldg. Residual	Cost Man. \$	E.C.F.
	015-020-005-00	HAYWARD SCHOOL	11/13/23	37,600	12,150	25,450	32,816	0.776
	015-020-007-00	21921 S HAYWARD SCHOOL	9/20/21	30,000	14,791	15,209	22,855	0.665
	015-086-001-00	PINE RIVER TRUCK TRAIL	8/16/23	95,000	70,992	24,008	38,748	0.620
	015-126-004-00	22737 S MCMILLAN	8/17/23	50,000	16,590	33,410	64,285	0.520
	015-128-019-00	22631 S LAKE	8/18/23	175,000	21,420	153,580	144,965	1.059
	015-128-022-00	22761 S LAKE	6/30/21	25,000	11,190	13,810	28,961	0.477
	015-129-007-25	22732 S OZARK ROAD	6/17/22	65,000	18,692	46,308	60,594	0.764
	015-130-009-00	29236 W VERTZ	12/3/21	85,000	34,568	50,432	80,077	0.630
	015-132-003-50	23990 S M123	9/26/23	185,000	30,110	154,890	141,801	1.092
	015-133-011-00	OZARK	9/12/23	34,500	26,280	8,220	14,575	0.564
	015-178-001-00	26882 W LONE PINE	9/1/21	310,000	209,080	100,920	144,019	0.701
	015-220-010-00	21720 S WILWIN	7/26/21	124,900	18,200	106,700	125,949	0.847
	015-222-008-10	32040 W CHIPPEWA AVE	7/31/23	125,000	11,335	113,665	168,772	0.673
	015-404-005-00	31378 W MAIN	2/26/21	75,000	11,350	63,650	57,220	1.112
	015-404-008-00	31348 W MAIN	3/31/21	42,000	9,000	33,000	59,530	0.554
	015-408-019-00	31642 W FRONT	2/11/22	55,000	7,750	47,250	46,812	1.009
	015-580-002-00	34043 W LOT 2 COUNTRY	8/25/21	119,000	14,000	105,000	130,706	0.803
	015-580-011-00	34295 W COUNTRY	3/2/21	85,500	15,190	70,310	86,954	0.809
	015-580-017-00	34553 W COUNTRY	5/23/22	352,500	40,773	311,727	396,191	0.787
015-619-001-00	21482 S FIRST	7/24/23	15,000	6,500	8,500	16,695	0.509	
015-653-013-00	31504 W MAIN	5/26/21	35,000	6,400	28,600	45,501	0.629	
		Totals:		<u>2,121,000</u>		<u>1,514,639</u>	<u>1,908,025</u>	
						FINAL E.C.F. =>		0.794

PREPARED BY:
JESSICA MOWERY, MAAO/3

**TROUT LAKE TOWNSHIP 2024
ECONOMIC CONDITION STUDY**

WATERFRONT E.C.F. STUDY	Parcel Number	Street Address	Sale Date	Sale Price	Land	Bldg. Residua	Cost Man. \$	E.C.F.
	015-460-008-00	22047 S ANGUILM	8/19/2022	160,000	42,197	117,803	129,817	0.907
	015-481-005-00	32556 W BETCHERS	11/26/2018	97,500	38,926	58,574	58,210	1.006
	015-510-037-00	22958 S BAY ROAD	4/7/2022	215,000	50,113	164,887	139,884	1.179
	015-510-052-00	22792 S CHRISDALE	8/12/2020	200,000	46,590	153,410	166,256	0.923
	015-550-015-00	33818 W BIRCH SHORE DRIVE	8/26/2022	289,000	75,802	213,198	185,212	1.151
	015-550-022-00	33636 W BIRCH SHORE DRIVE	8/6/2021	220,000	96,000	124,000	172,091	0.721
	015-550-043-00	22574 S RIVERRUN	10/29/2020	210,000	29,419	180,581	164,405	1.098
	015-550-056-00	33302 W BIRCH SHORE DRIVE	8/14/2020	112,500	17,880	94,620	111,432	0.849
	015-550-066-00	33004 W. BIRCH SHORE DRIVE	8/19/2020	215,000	77,912	137,088	194,245	0.706
	015-550-066-00	33004 W BIRCH SHORE DRIVE	9/11/2019	198,000	47,406	150,594	194,267	0.775
	015-550-088-50	32298 W BIRCH SHORE DRIVE	10/5/2018	200,000	39,276	160,724	149,237	1.077
	015-550-096-50	31982 W BIRCH SHORE DRIVE	10/25/2018	188,000	37,247	150,753	144,986	1.04
	015-640-004-00	32605 W MAY NAOMI	4/13/2021	229,900	36,300	193,600	172,669	1.121
015-720-004-00	24917 S WEGWAS	1/25/2023	100,000	51,325	48,675	68,458	0.711	
			Totals:	<u>2,634,900</u>		<u>1,948,507</u>	<u>2,051,168</u>	
						FINAL E.C.F. =>		0.950

PREPARED BY:
 JESSICA MOWERY, MAAO/3

**TROUT LAKE TOWNSHIP 2024
 ECONOMIC CONDITION STUDY**

COMMERCIAL E.C.F. STUDY	Parcel Number	Occupancy	Sale Date	Adj. Sale \$	Land	Bldg. Residual	Cost Man. \$	E.C.F.
	008-320-100-75	MINI STORAGE	7/22/22	400,000	89,055	310,945	501,463	0.620
	008-550-010-00	SEVICE GARAGE	12/10/21	70,000	20,798	49,202	43,844	1.122
	008-550-013-00	DELI	7/21/22	120,000	49,178	70,822	80,026	0.885
	015-223-038-00	GAS STATION	10/6/23	138,000	35,389	102,611	252,925	0.406
	015-401-008-00	BAR & GRILL	10/16/21	128,600	6,950	121,650	133,380	0.912
	016-222-031-00	RESTAURANT	08/19/21	154,400	12,832	141,568	179,840	0.787
			Totals:	<u>1,011,000</u>		<u>796,798</u>	<u>1,191,478</u>	
						FINAL E.C.F. =>		0.669